AGENDA

Village Board

Tuesday, February 24, 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/HUs8m0Re0mY?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. February 10, 2026

V. Approval of Expenditures

A. $5,625,781.05

VI. Presentations

A. Presentation of Retirement Plaque/ Twenty-Four Years of Service to Derek Persson, Police Sergeant

B. Presentation of Twenty-Five Year Service Award to Gus Tsoulos, Fire Battalion Chief

C. Presentation of Twenty-Five Year Service Award to Brian Townsend, Village Manager

VII. Liquor License Requests

A. Request from Ms. Andreea Silisteanu for One (1) Class F1 Liquor License for M&M Playland Cafe located at 1228 N. Roselle Road (New Business)

B. Request from Ms. Jennifer Niesen for One (1) Class A Liquor License for Buffalo Wild Wings located at 1430 N. Meacham Road (New Owner)

VIII. Consent Agenda

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

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

A. Recommendation to Approve the Request from Fogo de Chao for One (1) Class D One Day Liquor License for the Savour Event and to Waive the Fee
-[motion] to recommend the Village Board approve the request from Ms. Kari Allen of Fogo de Chao for one Class D One Day Liquor License for the Savour Event on Thursday, February 19, 2026 at 1501 Woodfield Road (Waived Fee).

B. Recommendation to Approve the Request from Shaw's Crab House for One (1) Class D One Day Liquor License for the Savour Event and to Waive the Fee
-[motion] to recommend the Village Board approve the request from Ms. Meghan Galvan of Shaw's Crab House for one Class D One Day Liquor License for the Savour Event on February 19, 2026 at 1501 Woodfield Road (Waived Fee).

C. Recommendation to Approve the Request from Wildfire for one (1) Class D One Day Liquor License for the Savour Event and to Waive the Fee
-[motion] to recommend the Village Board approve the request from Ms. Mandy Rivara of Wildfire for one Class D One Day Liquor License for the Savour Event on Thursday, February 19, 2026 at 1501 Woodfield Road (Waived Fee).

X. Correspondence

A. Recommendation to Approve the Request from Schaumburg High School Saxon Booster Club to Hold a Raffle
- [motion] to recommend the Village Board approve the request from Schaumburg High School Saxon Booster Club to hold a raffle on March 7, 2026 at Schaumburg High School located at 1100 West Schaumburg Road, and to waive the fidelity bond requirement.

B. Recommendation to Approve the Request from Schaumburg Pilots Association to Hold Raffles
-[motion] to recommend the Village Board approve the request from Schaumburg Pilots Association to hold raffles at each weekly meeting held in the 2026 calendar year with the first raffle beginning on February 26, 2026 at the Schaumburg Regional Airport located at 905 W. Irving Park Road, and to waive the fidelity bond requirement.

XI. Proclamations

A. General Aviation Month - March 2026

B. National Transit Employee Appreciation Day - March 18, 2026

XII. Engineering and Public Works Committee

A. Recommendation to Approve the Contract Renewal for the 2026 Annual Concrete Repair Program with Schroeder & Schroeder, Inc.
- [motion] to recommend the Village Board approve a contract renewal for the 2026 Annual Concrete Repair Program with Schroeder & Schroeder, Inc. of Skokie, IL, in an amount not to exceed the proposed FY 26/27 budget of $1,600,000.

B. Recommendation to Award Bid for Traffic Signal and Opticom Maintenance to H&H Electric Company
- [motion] to recommend the Village Board award a bid for Traffic Signal and Opticom Maintenance to H&H Electric Co. of Franklin Park, IL, for FY 26/27 with three optional one-year extensions not to exceed the approved budget.

C. Recommendation to Approve an Agreement for Custodial Maintenance and Day Porter Services with Crystal Maintenance Plus Corp.
- [motion] to recommend the Village Board execute an agreement for the Custodial Maintenance and Day Porter Services with Crystal Maintenance Plus Corp of Wheeling, IL, for FY 26/27 with three optional one-year extensions for the proposed amount of $405,452, and approve the required Resolution.

D. Recommendation to Approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 1 - Phase II and Phase III Professional Engineering with Engineering Enterprises, Inc.
- [motion] to recommend the Village Board approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 1 - Phase II and Phase III Professional Engineering with Engineering Enterprises, Inc. of Sugar Grove, IL, in the amount of $496,654.18, and approve the required Resolution.

E. Recommendation to Approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 2 – Phase II and Phase III Professional Engineering with Chastain and Associates, LLC.
- [motion] to recommend the Village Board approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 2 – Phase II and Phase III Professional Engineering with Chastain and Associates, LLC. of Schaumburg, IL, in the amount of $622,575.69, and approve the required Resolution.

XIII. Finance, Legal, and General Government Committee

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

B. Recommendation to Defer Implementation of the Push Tax until May 1, 2027
- [motion] to recommend the Village Board delay the implementation date of a Municipal Push Tax on Plays of Video Gaming Terminals effective May 1, 2027.

C. Recommendation to Approve the Septemberfest Main Stage Production Contract
- [motion] to recommend the Village Board authorize the Village Manager to execute a one year extension on the contract with Creative Audio of Rockford, IL for Main Stage Production services in an amount not to exceed $83,565.05, with a requested budget of $135,000.00 available for performance fees subject to approval of the FY 26/27 budget, and approve the required Resolution.

D. Recommendation to Approve Contribution to the Greater Chicago Area Manufacturing Partnership
- [motion] to recommend the Village Board approve a contribution in the amount of $10,000 to the Greater Chicago Area Manufacturing Partnership.

E. Recommendation to Approve a Cook County Class 7B Request for Golden Corridor Family YMCA
- [motion] to recommend the Village Board approve a Class 7B tax incentive for Golden Corridor Family YMCA, and approve the required Resolutions.

F. Recommendation to Proceed with Amendments to North Schaumburg Redevelopment Project Area – TIF Amendment No. 1
- [motion] to recommend the Village Board adopt an Ordinance setting the time and place of the required public hearing for the proposed Amended North Schaumburg Project Area.

XIV. Planning, Building, and Development Committee

A. Recommendation to Amend the Municipal Code Pertaining to Auto Repair Business License Requirements and Status on Auto Repair and Internet Auto Sales Businesses
- [motion] to recommend the Village Board amend the Municipal Code pertaining to Auto Repair Business License Requirements regarding Grandfathered Storage Containers.

XV. Zoning Board of Appeals

A. Recommendation to Approve a Special Use for a Type “A” Restaurant and Parking Variation for Ahaar Restaurant / 25 S. Roselle Road
- [motion] to recommend the Village Board Approve a Special Use for a Type “A” Restaurant and Parking Variation for Ahaar Restaurant (25 S. Roselle Road - Z2511-03).

XVI. Award of Bid

A. Recommendation to Award Bid for Street Light Maintenance and Repair to Lyons Electric Company, Inc.
- [motion] to recommend the Village Board award a bid for Street Light Maintenance and Repair to Lyons Electric Company, Inc. of LaGrange, IL, for FY 26/27 with three optional one-year extensions, not to exceed the approved budget.

XVII. Resolutions (Next Res. R-26-016)

A. Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 1 - Phase II and Phase III Professional Engineering with Engineering Enterprises, Inc.

B. Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 2 – Phase II and Phase III Professional Engineering with Chastain And Associates, LLC.

C. Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute a Contract for the Custodial Maintenance and Day Porter Services with Crystal Maintenance Plus Corp.

D. Resolution No. R-26-_____A Resolution Approving and Authorizing the Execution of a Consulting/Talent Buying Agreement between Village of Schaumburg and Creative Audio.

E. Resolution No. R-26-_____A Resolution Designating an Area in the Village of Schaumburg, Cook County, Illinois, Consisting of Property Index Number 07-19-105-013-0000 as a Blighted Area.

F. Resolution No. R-26-_____A Resolution Approving and Authorizing a 7B Classification for 101 Barrington Road, Schaumburg, Illinois (Golden Corridor Family YMCA).

XVIII. Ordinances (Next Ord. 26-019)

A. Ordinance No. 26-_____An Ordinance Granting a Special Use for a Type "A" Restaurant and Parking Variation for Ahaar Restaurant (25 S. Roselle Road - Z2511-03) [first reading – motion to waive first reading].

B. Ordinance No. 26-_____An Ordinance of the Village of Schaumburg, Cook and DuPage Counties, Illinois, to Set a Date for and to Approve a Public Notice of a Public Hearing for Amendment No. 1 to the North Schaumburg Redevelopment Area [first reading - motion to waive first reading].

C. Ordinance No. 26-_____ An Ordinance Amending Title 11, Chapter 129F of the Schaumburg Village Code regarding Appendix A - Auto Repair/Auto Body and Internet

Auto Sales [first reading – motion to waive first reading].

D. Ordinance No. 26-_____ An Ordinance Authorizing Adoption and Publication of the Official Updated Zoning Map of the Village of Schaumburg [first reading – motion to waive first reading].

XIX. Committee Reports

XX. Comments from the Public

XXI. Counsel Report

XXII. President's Report

XXIII. Manager's Report

XXIV. Trustee Comments

XXV. 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

February 10, 2026
02/24/26
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-02-10.docx

VILLAGE OF SCHAUMBURG **"UNAPPROVED"**
VILLAGE BOARD MINUTES
TUESDAY, FEBRUARY 10, 2026
PARKER HALL

M I N U T E S

I. CALL TO ORDER: 7:00 PM

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

STAFF PRESENT: B. Townsend – Village Manager
P. Hewson – Deputy Village Manager
L. Malina – Village Attorney
C. Ball – Deputy 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. 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
D. Watson – Co-Chair/Plan Commission

III. PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Trustee LaRosa.

IV. APPROVAL OF MINUTES:

A. Trustee Madej made a motion to approve the January 27, 2026, Village Board Minutes and Trustee LaRosa seconded the motion. Voice vote – 6-0. Motion carried unanimously.

V. APPROVAL OF EXPENDITURES:

$3,704,987.69 – Trustee Clar made a motion to approve the expenditures as presented and Trustee Sullivan seconded the motion. Roll Call – Trustee LaRosa, Bieschke, Madej, Sullivan, Clar, Patel. No Trustee voted nay. Motion carried unanimously.

VI. LIQUOR LICENSE REQUESTS:

There were no Liquor License Requests**.**

VII. 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.

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

A. Recommendation to Approve the Request from St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for Bingo event and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Mr. William Solomon of St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for Bingo event on Sunday, February 15, 2026, from 3:30-5:30 p.m. at 1451 W. Bode Road (Waived Fee).

IX. Correspondence

A. Recommendation to Approve the Request from the Schaumburg Business Association to Hold a Raffle

- [motion] to recommend the Village Board approve the request from Schaumburg Business Association to hold a raffle on February 19, 2026, at 1501 E. Woodfield Road, Suite 115N, and to waive the fidelity bond requirement.

X. Proclamations

A. National Public Works Week - May 17-23, 2026

XI. Plan Commission

A. Recommendation to Approve a Special Use to Raise Fowl for Hussain Residence / 501 Plymouth Lane
- [motion] to recommend the Village Board Approve a Special Use to Raise Fowl for Hussain Residence (501 Plymouth Lane - P2510-01)

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

B. Recommendation to Deny a Special Use to Raise Fowl for Elibal Residence / 816 Apple Drive
- [motion] to recommend the Village Board Deny a Special Use to Raise Fowl for Elibal Residence (816 Apple Drive - P2510-02).

XII. Zoning Board of Appeals

A. Recommendation to Approve a Special Use for a Laboratory and Testing Facility for The Beverage Incubators / 935 National Parkway, Suite 30
- [motion] to recommend the Village Board Approve a Special Use for a Laboratory and Testing Facility for The Beverage Incubators (935 National Parkway, Suite 30 - Z2601-03).

B. Recommendation to Approve a Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval, Street Wall Gap Variation and Parking Variation for HarborChase of Schaumburg / 2400 Progress Parkway
- [motion] to recommend the Village Board Approve a Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval, Street Wall Gap Variation and Parking Variation for HarborChase of Schaumburg (2400 Progress Parkway – Z2510-02).

XIII. Traffic Agreements

A. Recommendation to Approve a Traffic Agreement with DST Veridian, LLC for the property located at 2021-2191 Veridian Boulevard and 1361-1369;1375 Landmark Drive
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and DST Veridian, LLC located at 2021-2191 Veridian Boulevard and 1361–1369 Landmark Drive; and 1375 Landmark Drive.

B. Recommendation to Approve a Traffic Agreement with DST Retail, LLC for the property located at 2300 Meacham Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and DST Retail, LLC located at 2300 Meacham Road.

C. Recommendation to Approve a Traffic Agreement with HSG Schaumburg, LLC for the property located at 1297 E. Higgins Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and HSG Schaumburg, LLC located at 1297 E. Higgins Road.

XIV. Ordinances (Next Ord. 26-014)

Ordinance No. 26-014 An Ordinance Granting a Special Use for a Laboratory and Testing Facility for The Beverage Incubators (935 National Parkway, Suite 30 – Z2601- [first reading – motion to waive first reading].

B. Ordinance No. 26-015 An Ordinance Granting a Special Use for an Assisted Living and Memory Care Facility, Development Framework Plan Review, Site Plan Approval and Street Wall Gap Variation for HarborChase of Schaumburg (2400 Progress Parkway – Z2510-02) [first reading – motion to waive first reading].

C. Ordinance No. 26-016 An Ordinance Granting a Special Use to Raise Fowl for Hussain Residence (501 Plymouth Lane – P2510-01) [first reading - motion to waive first reading].

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

D. Ordinance No. 26-016 An Ordinance Disconnecting Certain Property Located within the Village of Schaumburg and Owned by the Leonard C. Kramer Living Trust Pursuant to the Provisions of 65 ILCS 7-3-4 (460 W. Irving Park Road, Schaumburg, Illinois 60172) [first reading, motion to waive first reading].

E. Ordinance No. 26-017 An Ordinance Amending Title 11, Chapter 113, Section 113.03(A) of the Schaumburg Village Code Relative to Amusement Licenses [first reading, motion to waive first reading].

F. Ordinance No. 26-018 An Ordinance Disconnecting Certain Property Located within the Village of Schaumburg and Owned by Kastoria, LLC Pursuant to the Provisions of 65 ILCS 7-3-4 (440 W. Irving Park Road, Schaumburg, Illinois 60172) [first reading, motion to waive first reading].

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

Item A under Plan Commission
Item C under Ordinances

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

XVIII. COMMITTEE REPORTS:

President Dailly invited Kazim Hussain, 501 Plymouth Lane, to talk about his reasons for wanting to raise chickens.

Mr. Hussain said he is a student of regenerative design and agriculture, and regenerative landscape is very important to him and chickens will provide what he needs to complete the ecosystem. He said he also has bees and a fruit orchard at the back of the property.

Mr. Hussain said he has an infant at home in hospice which impacts his whole family. He said completing the ecosystem on his property will allow him to stay at home and creatively educate his family as well as provide for them. He said the fruit orchard and plantings are not visible from anywhere, and the chicken run, which would be behind the shed, would not be visible either. Mr. Hussain said chickens are not loud and they provide nutrients. He said providing fresh food for his family is something he is passionate about.

President Dailly said he appreciated the thought and effort involved as to why chickens should be allowed on Mr. Hussain's property, however, he is not interested in having chickens in residential neighborhoods. President Dailly asked for comments and discussion from the Board.

Trustee Clar said he understands what Mr. Hussain is up against, but the Board has to consider what is right for the entire Village. Mr. Hussain cited the Village's agricultural history and reiterated that the property is large enough and chickens do not make noise.

President Dailly said there is a difference between acknowledging Schaumburg history and raising farm animals during current times, and that other petitioners have been denied. He said there will be a conversation with Staff as to whether allowing chickens will be amended.

Trustee Madej said this is not the first time it has been requested and probably won't be the last. He agreed with President Dailly. He suggested looking into what can be done on a community basis as opposed to an individual basis.

President Dailly asked for a motion.

Trustee Clar made the motion to deny

Ordinance No. 26-019 An Ordinance Granting a Special Use to Raise Fowl for Hussain Residence (501 Plymouth Lane – P2510-01) [first reading - motion to waive first reading].

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

Village Manager Townsend said if the Board decides that the raising of fowl will not be permitted in the future, then the ordinances should be modified for clarity. He said it can be brought to the Planning, Building and Development Committee for further review and then advanced to the Board.

President Dailly asked for a motion to refer the matter to the Planning, Building, and Development Committee for further review.

Trustee Sullivan moved to refer modification of the ordinances to the Planning, Building, and Development Committee for further review and Trustee LaRosa seconded the motion. Voice vote – 6-0. Motion carried unanimously.

XIX. COMMENTS FROM THE AUDIENCE:

No Comments from the Audience.

XX. COUNSEL REPORT:

No Counsel Report.

XXI. PRESIDENT'S REPORT:

No President's Report

XXII. MANAGER'S REPORT:

No Manager's Report.

XXIII. TRUSTEE COMMENTS/MENTIONS:

No Trustee Comments/Mentions

XXIV. ADJOURNMENT:

Trustee Bieschke made a motion to adjourn the Village Board meeting at 7:19 PM and Trustee Clar seconded the motion. Voice vote – 6-0. Motion carried unanimously.

_____ _____

Jane Lentino
Village Clerk

Date Approved

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

$5,625,781.05
02/24/26
Village Board

Presenter:
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-02-24 Bills List Approval.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

DATE: February 20, 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 February 24, 2026 meeting of the Village Board of Trustees. The total amount of the bills list for approval is $3,417,382.14. This bills list is dated February 7, 2026 through February 20, 2026.

Also for approval is the payroll dated February 20, 2026 for a total amount of $2,208,398.91.

The total amount of disbursements for approval is $5,625,781.05.

Lisa Petersen

Lisa Petersen
Director of Finance

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Adam Michael Sielig	February 2026	$178.50	Mileage Reimbursement
		$178.50	
Adan Perez Jr	February 2026	$276.95	Mileage Reimbursement
		$276.95	
AFLAC Inc - American Family Life Insuran	February 2026	$4,404.64	Employee Paid Voluntary Insurance
		$4,404.64	
Alexandra Moss	February 2026	$127.60	Mileage Reimbursement
		$127.60	
Andy Frain Services	February 2026	$13,097.70	Crossing Guard Services
		$13,097.70	
Arthur J Gallagher Risk Management	February 2026	$100.00	Performance Bond for MWRD
		$100.00	
AT&T	February 2026	$64.73	Telephone Service
	February 2026	$680.32	Telephone Service
	February 2026	$6,003.12	Telephone Service
		$6,748.17	
Autumn Ridge Townhome Association	February 2026	$444.96	Snow & Ice Reimbursement
		$444.96	
Baxter & Woodman Inc	February 2026	$5,525.50	Risk & Resiliency Assessment
		$5,525.50	
Bear Construction Company	February 2026	$148,623.58	Ballpark - Mechanical Upgrades for Concessions
	February 2026	$149,222.79	Emergency Backup Generators
	February 2026	$8,473.15	Masonry Repair FS 52
	February 2026	$25,834.16	Masonry Repair FS 52
		$332,153.68	
Bernard Mukes	February 2026	$188.50	Mileage Reimbursement
		$188.50	
Bestco Benefit Plans LLC	February 2026	$37,681.97	Benistar Retiree Coverage
		$37,681.97	
Boller Construction Company	February 2026	$509,619.70	90 North Park
		$509,619.70	
Brookstone Condo Assoc	February 2026	$499.68	Snow & Ice Reimbursement
		$499.68	
Camosy Incorporated	February 2026	$1,355,970.43	Construction - New Village Hall Facility
		$1,355,970.43	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Carlisle Cove Association	February 2026	$297.09	Snow & Ice Reimbursement
		$297.09	
Carriage Homes of Summit Place	February 2026	$1,893.94	Snow & Ice Reimbursement
		$1,893.94	
Carriage Homes of Windsong Condo Associa	February 2026	$858.15	Snow & Ice Reimbursement
		$858.15	
Cherry Hill Homeowners Association	February 2026	$328.97	Snow & Ice Reimbursement
		$328.97	
Chicago Metropolitan Agency for Planning	February 2026	$3,321.83	Renewal of Membership Dues
		$3,321.83	
Circle K Stores Inc.	February 2026	$833.00	Car Washes and Detailing
		$833.00	
Citywide Elevator Inspection Services Inc	February 2026	$720.00	Elevator Inspection Services
		$720.00	
Civiltech Engineering Inc	February 2026	$2,099.27	Meacham and Golf Bike Path Phase III
		$2,099.27	
Clarion Construction, Inc.	February 2026	$19,650.00	New Storefront and Door at FS 54 Kitchen
		$19,650.00	
Cloisters Townhouse Association	February 2026	$592.53	Snow & Ice Reimbursement
		$592.53	
Comcast Cable Communications	February 2026	$18,640.05	MetroE Network & Internet
		$18,640.05	
Commonwealth Edison	February 2026	$66.14	Utility Service
	February 2026	$87.02	Utility Service
	February 2026	$169.63	Utility Service
	February 2026	$255.34	Utility Service
	February 2026	$345.92	Utility Service
	February 2026	$415.11	Utility Service
	February 2026	$535.90	Utility Service
	February 2026	$829.62	Utility Service
	February 2026	$2,217.95	Utility Service
	February 2026	$3,477.52	Utility Service
	February 2026	$7,940.10	Utility Service
		$16,340.25	
Costar Realty Information Inc	February 2026	$815.74	Monthly Subscription
		$815.74	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
David Carlson	February 2026	$286.38	Mileage Reimbursement
		$286.38	
Diverzify Buyer, LLC	February 2026	$32,077.50	Replacement Theatre Seating at PCA
		$32,077.50	
Donald Richter	February 2026	$120.35	Mileage Reimbursement
		$120.35	
Dunbar Lakes Community Association	February 2026	$1,413.78	Snow & Ice Reimbursement
		$1,413.78	
Edward Scheid	February 2026	$318.28	Mileage Reimbursement
		$318.28	
ENGIE North America Inc	February 2026	$243.84	Utility Service
	February 2026	$2,134.59	Utility Service
	February 2026	$2,527.62	Utility Service
	February 2026	$2,988.20	Utility Service
	February 2026	$5,009.97	Utility Service
	February 2026	$5,409.16	Utility Service
		$18,313.38	
FH Paschen SN Nielsen & Assoc LLC	February 2026	$43,228.04	Vehicle Maint. Facility-Electrical Improvements
		$43,228.04	
Gatewood Condominium Association Inc	February 2026	$1,157.76	Snow & Ice Reimbursement
		$1,157.76	
Hampton, Lenzini and Renwick Inc	February 2026	$23,230.00	Eng Svcs National Pkwy Improvements
		$23,230.00	
Haverford at Schaumburg Master	February 2026	$1,273.20	Snow & Ice Reimbursement
		$1,273.20	
Heather Anderson	February 2026	$234.90	Mileage Reimbursement
		$234.90	
Heatherwood Estates Condo Association	February 2026	$1,102.25	Snow & Ice Reimbursement
		$1,102.25	
Heatherwood North Association	February 2026	$655.77	Snow & Ice Reimbursement
		$655.77	
Heatherwood West Condominium Association	February 2026	$760.75	Snow & Ice Reimbursement
		$760.75	
Hoerr Construction, Inc.	February 2026	$13,860.00	2025 Small ACP Sewer Rehabilitation Project
	February 2026	$163,672.83	2025 Small ACP Sewer Rehabilitation Project
		$177,532.83	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Ian Salzman	February 2026	$4.35	Mileage Reimbursement
		$4.35	
Illinois Department of Financial &	February 2026	$50.00	Illinois License
		$50.00	
Illinois State Police	February 2026	$1,003.00	Seizure Fund Transfer
		$1,003.00	
James Hudson	February 2026	$138.48	Mileage Reimbursement
	February 2026	$162.40	Mileage Reimbursement
	February 2026	$169.40	Mileage Reimbursement
		$470.28	
James Nicolussi	February 2026	$105.85	Mileage Reimbursement
	February 2026	$108.50	Mileage Reimbursement
	February 2026	$128.80	Mileage Reimbursement
		$343.15	
Jeanine Liska	February 2026	$200.00	Travel Reimbursement
		$200.00	
Joseph Timothy Carey	February 2026	$408.76	Travel Reimbursement
		$408.76	
Joy Riot, LLC	February 2026	$4,113.50	Rebranding Campaign For Prairie Center
		$4,113.50	
Kathleen Henkelman	February 2026	$184.15	Mileage Reimbursement
		$184.15	
Kingsport Estates Condo Association	February 2026	$647.31	Snow & Ice Reimbursement
		$647.31	
Klein Thorpe & Jenkins Ltd	February 2026	$170.00	002 Legal Services
	February 2026	$16,000.00	008 Legal Services
	February 2026	$16,000.00	008 Legal Services
	February 2026	$51.80	009 Legal Services
	February 2026	$540.50	009.011 Legal Services
	February 2026	$73.50	009.013 Legal Services
	February 2026	$686.00	009.014 Legal Services
	February 2026	$1,628.50	009.014 Legal Services
	February 2026	$3,404.63	010 Legal Services
	February 2026	$4,111.67	010 Legal Services
	February 2026	$775.50	010.016 Legal Services
	February 2026	$631.50	010.021 Legal Services

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Klein Thorpe & Jenkins Ltd	February 2026	$1,551.00	010.021 Legal Services
	February 2026	$493.50	011 Legal Services
	February 2026	$2,595.54	013 Legal Services
	February 2026	$3,479.63	013 Legal Services
	February 2026	$305.50	013.012 Legal Services
	February 2026	$14.46	013.018 Legal Services
	February 2026	$301.50	013.026 Legal Services
	February 2026	$571.50	013.026 Legal Services
	February 2026	$744.00	013.044 Legal Services
	February 2026	$892.50	013.044 Legal Services
	February 2026	$140.36	013.046 Legal Services
	February 2026	$147.00	013.046 Legal Services
	February 2026	$287.40	013.051 Legal Services
	February 2026	$1,225.71	013.057 Legal Services
	February 2026	$1,610.00	013.057 Legal Services
	February 2026	$1,116.00	013.060 Legal Services
	February 2026	$2,547.45	013.060 Legal Services
	February 2026	$282.00	013.061 Legal Services
	February 2026	$1,189.50	013.061 Legal Services
	February 2026	$530.50	013.068 Legal Services
	February 2026	$558.00	013.068 Legal Services
	February 2026	$474.00	013.075 Legal Services
	February 2026	$1,662.11	013.075 Legal Services
	February 2026	$997.50	013.079 Legal Services
	February 2026	$1,133.08	013.079 Legal Services
	February 2026	$349.50	013.081 Legal Services
	February 2026	$1,161.50	013.081 Legal Services
	February 2026	$1,664.68	013.084 Legal Services
	February 2026	$2,126.83	013.084 Legal Services
	February 2026	$688.50	013.085 Legal Services
	February 2026	$983.00	013.085 Legal Services
	February 2026	$147.00	013.086 Legal Services
	February 2026	$147.00	013.086 Legal Services
	February 2026	$147.00	013.087 Legal Services
	February 2026	$441.00	013.087 Legal Services
	February 2026	$2,706.40	013.088 Legal Services
	February 2026	$1,016.00	015 Legal Services

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Klein Thorpe & Jenkins Ltd	February 2026	$1,366.15	015 Legal Services
	February 2026	$202.50	016 Legal Services
	February 2026	$2,562.17	016.002 Legal Services
	February 2026	$3,638.40	016.002 Legal Services
	February 2026	$94.00	017 Legal Services
	February 2026	$235.00	017 Legal Services
	February 2026	$70.50	019 Legal Services
	February 2026	$173.70	019 Legal Services
	February 2026	$490.00	019.013 Legal Services
	February 2026	$588.00	019.013 Legal Services
	February 2026	$1,948.65	019.015 Legal Services
	February 2026	$2,041.00	019.015 Legal Services
	February 2026	$34.00	019.016 Legal Services
	February 2026	$51.00	019.016 Legal Services
	February 2026	$112.50	020 Legal Services
	February 2026	$1,811.96	020 Legal Services
	February 2026	$141.00	021 Legal Services
	February 2026	$872.50	021 Legal Services
	February 2026	$539.00	025 Legal Services
	February 2026	$1,456.99	025 Legal Services
	February 2026	$196.00	027 Legal Services
	February 2026	$4,708.00	028 Legal Services
	February 2026	$22,909.22	028 Legal Services
	February 2026	$6,300.80	030 Legal Services
	February 2026	$8,141.20	030 Legal Services
	February 2026	$329.00	031 Legal Services
	February 2026	$517.00	031 Legal Services
	February 2026	$45.00	032 Legal Services
	February 2026	$6,831.51	033 Legal Services
	February 2026	$12,929.29	033 Legal Services
	February 2026	$77.00	034 Legal Services
	February 2026	$2,135.21	034 Legal Services
	February 2026	$593.00	035 Legal Services
	February 2026	$18,682.08	035 Legal Services
	February 2026	$169.50	036 Legal Services
	February 2026	$73.50	037 Legal Services
	February 2026	$791.50	037 Legal Services

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Klein Thorpe & Jenkins Ltd	February 2026	$814.60	038 Legal Services
	February 2026	$2,244.35	038 Legal Services
		$187,418.53	
Lexington Green Condominium Association	February 2026	$2,970.00	Snow & Ice Reimbursement
		$2,970.00	
Lexington Green II Condominium Assoc	February 2026	$2,323.22	Snow & Ice Reimbursement
		$2,323.22	
Lexington Lane Condo Association	February 2026	$807.39	Snow & Ice Reimbursement
		$807.39	
Lexington Village Coach House	February 2026	$2,310.75	Snow & Ice Reimbursement
		$2,310.75	
LRS Holdings LLC	February 2026	$438,729.03	Refuse and Recycling
		$438,729.03	
Marissa Stanley	February 2026	$210.98	Mileage Reimbursement
		$210.98	
Mark Rysavy	February 2026	$118.72	Mileage Reimbursement
		$118.72	
Meribel Condominium	February 2026	$1,340.30	Snow & Ice Reimbursement
		$1,340.30	
Michael Malec	February 2026	$847.35	Travel Reimbursement
		$847.35	
Midwest Veterinary Company LLC	February 2026	$403.34	Vet Visit for Onyx
		$403.34	
Nancy Allen Productions LLC	February 2026	$4,450.00	Performance Deposit For Rhinestone Cowgirls
		$4,450.00	
NCPERS Group Life Insurance	February 2026	$304.00	IMRF- Voluntary Life Insurance
		$304.00	
Niamh McPartlin	February 2026	$29.07	Travel Reimbursement
		$29.07	
Northern Illinois Gas Company	February 2026	$676.93	Utility Service
	February 2026	$1,370.31	Utility Service
		$2,047.24	
P F Pettibone & Company	February 2026	$465.80	Archival Minute Books and Filler Paper
		$465.80	
Parvin-Clauss Sign Co., Inc.	February 2026	$23,981.50	Signs for 90N Parking Garage Estimate 18276
		$23,981.50	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Petroleum Traders Corporation	February 2026	$19,471.57	Unleaded and Diesel Fuel
		$19,471.57	
Pleasant Square Community Assoc LLC	February 2026	$972.00	Snow & Ice Reimbursement
		$972.00	
Postmaster	February 2026	$7,000.00	Spring Cracker Barrel Postage
		$7,000.00	
Red Caffeine, Inc.	February 2026	$2,203.00	90N and VOS Marketing for 2026
	February 2026	$2,203.00	90N and VOS Marketing for 2026
	February 2026	$2,387.00	90N and VOS Marketing for 2026
		$6,793.00	
Red Rock Condominium Association	February 2026	$597.69	Snow & Ice Reimbursement
		$597.69	
Renee M Romanowski	February 2026	$14.50	Mileage Reimbursement
		$14.50	
Robert Thomas Byrne	February 2026	$334.95	Mileage Reimbursement
		$334.95	
Schaumburg Business Association Inc	February 2026	$250.00	Sponsorships Holiday Lunch & State of Village
	February 2026	$3,500.00	Sponsorships Holiday Lunch & State of Village
		$3,750.00	
Sebis Direct Inc	February 2026	$15,000.00	Water Bill Postage
		$15,000.00	
Sheffield Manor Condominium Association	February 2026	$544.70	Snow & Ice Reimbursement
		$544.70	
Sheffield Towne Association	February 2026	$3,271.21	Snow & Ice Reimbursement
		$3,271.21	
Sidney Kenyon	February 2026	$570.60	Reimbursement
		$570.60	
Thomas Engineering Group LLC	February 2026	$4,556.78	Meacham Streetscape Improvement Project
	February 2026	$21,963.71	Meacham Streetscape Improvement Project
		$26,520.49	
Thomas Wisniewski	February 2026	$162.40	Mileage Reimbursement
		$162.40	
Towne Place Condo Association	February 2026	$3,027.78	Snow & Ice Reimbursement
		$3,027.78	
Towne Place West Condominium Association	February 2026	$3,241.29	Snow & Ice Reimbursement
		$3,241.29	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Trisha Kern	February 2026	$109.90	Mileage Reimbursement
	February 2026	$123.20	Mileage Reimbursement
		$233.10	
Tuscany on the Pond Homeowners Assn	February 2026	$266.55	Snow & Ice Reimbursement
		$266.55	
Village of Roselle	February 2026	$87.70	Water Purchase
		$87.70	
Vyshnavee Reddlapalli Venkatesh	February 2026	$448.20	Travel Reimbursement
		$448.20	
Waterbury Townhouse Owners Association LLC	February 2026	$194.04	Snow & Ice Reimbursement
		$194.04	
Weathersfield Commons Quadro-Homes	February 2026	$1,747.62	Snow & Ice Reimbursement
		$1,747.62	
Weathersfield Lake Condominium Associati	February 2026	$2,112.46	Snow & Ice Reimbursement
		$2,112.46	
Weathersfield North Townhome Association	February 2026	$575.76	Snow & Ice Reimbursement
		$575.76	
Weathersfield South Homeowners Assoc	February 2026	$1,237.26	Snow & Ice Reimbursement
		$1,237.26	
Wellington Court Townhome Association	February 2026	$282.35	Snow & Ice Reimbursement
		$282.35	
William Wallrich	February 2026	$351.63	Mileage Reimbursement
		$351.63	
Willow Pond at Bar Harbour	February 2026	$573.68	Snow & Ice Reimbursement
		$573.68	
Wolfman Productions, Inc.	February 2026	$6,300.00	Payment Balance For Reed Timmer 3/1/26
		$6,300.00	
Wyndham Cove Homeowners Association	February 2026	$403.92	Snow & Ice Reimbursement
		$403.92	
	GRAND TOTAL	**$3,417,382.14**	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Retirement Plaque/ Twenty-Four Years of Service to Derek Persson, Police Sergeant
02/24/26
Village Board

Presenter:

Lead Department: Human Resources

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Twenty-Five Year Service Award to Gus Tsoulos, Fire Battalion Chief
02/24/26
Village Board

Presenter:
Lead Department: Human Resources

Executive Summary:

Recommended Action:

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Twenty-Five Year Service Award to Brian Townsend, Village Manager
02/24/26
Village Board

Presenter:
Lead Department: Human Resources

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Ms. Andreea Silisteanu for One (1) Class F1 Liquor License for M&M Playland Cafe located at 1228 N. Roselle Road (New Business)
02/24/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- M&M Playland Cafe.pdf

VBM 02/24/26

RECEIVED
JAN 28
MAYOR'S OFFICE

Honorable Liquor Commissioner
Village of Schaumburg
101 Schaumburg Court
Schaumburg, Illinois 60193

Liquor License Class "F 1"

Dear Commissioner,

I am writing to formally express my intent to apply for a **Restaurant Beer and Wine Liquor License Class F1** for **M&M Playland Café**, located at **1228 N. Roselle Road, Schaumburg, Illinois 60195**, currently opened on 1/31/2026.

M&M Playland Café is a **family-oriented restaurant and indoor playground** designed to serve parents and children in a safe, welcoming environment. Our primary business is food service, including prepared meals, snacks, and non-alcoholic beverages(menu attached separately). The sale of alcoholic beverages will be **secondary and incidental to food service**.

We are requesting approval to serve **beer, wine, champagne, and wine-based beverages such as mimosas**, strictly for **on-premises consumption by adults 21 years of age or older**. No distilled spirits or hard liquor will be sold or served at the establishment.

Alcohol service will be conducted responsibly and in compliance with all applicable Village of Schaumburg ordinances and Illinois state laws. Specifically:

- Alcohol will only be served by **BASSET-certified staff** who are 21 years of age or older
- Alcohol sales will be limited to adults and closely monitored
- Alcohol will be served only in conjunction with food service
- No alcohol promotions, bar-style service, or late-night alcohol focus will occur
- The establishment will maintain a family-friendly atmosphere at all times

We are committed to operating M&M Playland Café in a manner that prioritizes **public safety, community standards, and responsible alcohol service**, and we welcome any additional conditions or requirements the Village may deem appropriate.

Thank you for your time and consideration of this request. Please do not hesitate to contact me should you require any additional information.

Respectfully,

Andreea Silisteanu
General Manager
M&M Playland Café
1228 N. Roselle Road
Schaumburg, IL 60195

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Ms. Jennifer Niesen for One (1) Class A Liquor License for Buffalo Wild Wings located at 1430 N. Meacham Road (New Owner)
02/24/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- BWW New Owner.pdf

CLG CHRISTOPOULOS LAW GROUP
BEVERAGE ALCOHOL & HOSPITALITY LAW

Jennifer Niesen | Partner
P: 312-587-7594
Jennifer@clgalcohollaw.com

January 22, 2026

VBM 02/24/26

VIA UPS AND EMAIL

Mayor Tom Dailly
Village of Schaumburg
1000 E. Woodfield Road
Schaumburg, IL 60173
tdailly@schaumburg.com

liquor license "class A" (New Owner)

RE: Buffalo Wild Wings
1430 N. Meacham Rd, Schaumburg, IL 60173

Dear Mayor Dailly:

Our firm represents Grube Inc., a national operator of Buffalo Wild Wings franchises ("Buyer") which is in the final stages of negotiations of an Asset Purchase Agreement ("the Agreement") with the current licensee, Blazin Wings, Inc. ("Seller") to operate the Buffalo Wild Wings located at 1430 N. Meacham Rd, Schaumburg, IL 60173 (the "Restaurant").

The Seller will continue to operate the Restaurant and maintain its Village of Schaumburg licenses and permits until the Buyer, through its subsidiary Schaumburg Wing Company, LLC, obtains the necessary licenses and permits required by the Village or until the Agreement's closing date, which has not yet been scheduled.

The Buyer plans to operate the Restaurant utilizing the existing Buffalo Wild Wings branding, maintaining the same operations with no changes to the Restaurant's layout or menu. From a customer-facing perspective, there will be no discernable impact to the existing restaurant services offered. Therefore, the Buyer intends to apply for the same license and permits required to re-license the Restaurant.

As we move forward with this matter, we respectfully request that the details of this transaction remain confidential until further notice. We understand a meeting may be required with you and/or your Village Clerk. Before we begin the application process, please contact me at (312) 840-4824 or via email at jennifer@clgalcohollaw.com to schedule a phone call to discuss the transactions and next steps in the application process. We look forward to your response and appreciate your continued assistance with this matter.

Sincerely,

Jennifer R. Niesen

Cc: jlentino@schaumburg.com

Matter: 2025005-002-013 Document: 398775

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Fogo de Chao for One (1) Class D One Day Liquor License for the Savour Event and to Waive the Fee
02/24/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Fogo De Chao February 2026.pdf

VBM 02/24/2026

Magdalena Gerwel

From: Kari Allen <kallen@fogo.com>
Sent: Friday, February 13, 2026 12:23 PM
To: Magdalena Gerwel
Subject: SAVOUR - License fee waiver

CAUTION: This email is from outside the organization.
Use caution before opening any links or attachments.

Good Afternoon,

Fogo de Chao is participating in SAVOUR on Thursday, February 29th and we are requested a waiver of the 1 day license fees.

If you have any questions, please let me know! Thank you and have a wonderful weekend.

Sincerely,

1 Day liquor license Fee Waiver Request

"Class D" One Day Waived fee

FOGO DE CHÃO

Kari Allen
SENIOR SALES MANAGER
CHICAGO AND MID CENTRAL REGIONS
1950 E. Golf Road
Schaumburg, IL 60173
847-807-6900
fogo.com

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Shaw's Crab House for One (1) Class D One Day Liquor License for the Savour Event and to Waive the Fee
02/24/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Shaw's February 2026.pdf

VBM 02/24/2026

Shaw's
CRAB HOUSE

1 Day liquor license fee Waiver Request

"class D" One Day Waived Fee

To whom it may concern,

Shaw's Crab House is participating in the Schaumburg Business Association Event SAVOUR on Thursday February 18th. The event takes place at Glenstar Schaumburg Corporate Center at 1501 Woodfield Rd, Schaumburg, IL 60173. The event takes place from 5-8pm. We are requesting a one-day liquor license. We are also requesting exemptions from fees for the license.

Thank You,

RECEIVED
FEB 13 2026
MAYOR'S OFFICE

Meghan Galvan

Senior Sales Manager

1900 East Higgins Road, Schaumburg, Illinois 60173
847-517-2722

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Wildfire for one (1) Class D One Day Liquor License for the Savour Event and to Waive the Fee
02/24/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Wildfire February 2026.pdf

VBM 02/24/2026

Magdalena Gerwel

From: Wildfire Schaumburg Parties <wildfiresbparties@lettuce.com>
Sent: Friday, February 13, 2026 12:35 PM
To: Magdalena Gerwel
Subject: Liquor Request

CAUTION: This email is from outside the organization.
Use caution before opening any links or attachments.

We are participating the the Savour event on February 19th. We are bringing food and wine to be served. We filled out the application for a one day liquor license and would like a Waiver of Fee's.

Thank you!

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

RECEIVED
FEB 13 2026
MAYOR'S OFFICE

--

Thank you,
Mandy Rivara, Alexandra Schrems & Elizabeth Schultz
Wildfire Schaumburg Parties & Special Events
Website
1250 East Higgins Road
Schaumburg, IL 60173
Phone: 847.995.0100 ex:4
Email: wildfiresbparties@lettuce.com

Did you know you can now place your catering order directly through our website? The link is below to place your next order with us! We look forward to working with you!
PLACE YOUR CATERING ORDER HERE

Lettuce Entertain You RESTAURANTS

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Schaumburg High School Saxon Booster Club to Hold a Raffle
02/24/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from Schaumburg High School Saxon Booster Club to hold a raffle on March 7, 2026 at Schaumburg High School located at 1100 West Schaumburg Rd, Schaumburg, IL 60194. Tickets will sell for 1 for $1, 6 for $5, or 15 for $10. The total dollar amount of prizes awarded are various gift baskets from vendors. Their board voted unanimously to waive the fidelity bond requirement and requests the same from the Village Board.

Recommended Action:

The Village Manager recommends the Village Board approve the request from Schaumburg High School Saxon Booster Club to hold a raffle on March 7, 2026 at Schaumburg High School located at 1100 W. Schaumburg Road, and to waive the fidelity bond requirement.

ATTACHMENTS:

- Raffle Application
- Fidelity Bond Waiver

Raffle License Application

Village of Schaumburg / 101 Schaumburg Court / Schaumburg, IL 60193
Phone (847) 923-4537 / rafflelicenses@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: January 19, _____

Organization Name: Schaumburg High School Saxon Booster Club _____

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

Applicant Name: Mary Jo Heflin _____

Organization Address: 1100 West Schaumburg Road, Schaumburg, IL 60194 _____

Business Phone: 847-755-4600 _____ Business Fax: _____

E-mail Address: shscraftfairteam@gmail.com _____

Purpose of raffle: To raise money that will go towards programs that enhance our student's _____

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): Saturday, March 7, 2026 _____ Raffle Event Date: Saturday, March _____

Location(s): Schaumburg High School _____

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

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

Raffles will be sold during the Schaumburg High School Craft Fair on Saturday, March 7, 2026 from 10:00 am

What is the price charged for each raffle chance issued or sold? $$1.00 per _____

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 ticket for $1, 6 tickets for $5, 15 tickets for $10
_____

_____

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)

Craft fair vendors will donate one of their items for the raffle. We are in the process of requesting donations for the raffles from local organizations, restaurants. These will be grouped into various give baskets with a value of $25-$150 per basket. We hope to have 10-15 baskets for the raffles.

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

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: Dawn Hoelzer Title: SHS Saxon Booster 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: April 10, 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: _____ Date:_____

Secretary name: _____ Date:_____

FOR OFFICE USE ONLY

( ) Approved ( ) Not Approved

Signature: _____

Title:_____

Date: _____

SAXON BOOSTER CLUB
SCHAUMBURG HIGH SCHOOL

1100 West Schaumburg Road
Schaumburg, Illinois 60194-4197
Telephone (847) 755-4600
Web Site www.shs.d211.org

TOWNSHIP HIGH SCHOOL DISTRICT 211

Tom Mocon
Principal

Dr. Judith Campbell
Superintendent

January 22, 2026

Attn: Olivia Szwarc
Customer Service Clerk / Finance Department
Village of Schaumburg
101 Schaumburg Court
Schaumburg IL 60193

RE: Schaumburg High School Craft Fair Raffle Application – Fidelity Bond

To whom it may concern,

Our board came together and we agreed to waive the fidelity bond.

Sincerely,

Dawn Hoelzer
Schaumburg High School Saxon Booster President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Schaumburg Pilots Association to Hold Raffles
02/24/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from Schaumburg Pilots Association to hold raffles at each weekly meeting held in the 2026 calendar year with the first raffle beginning on February 26,2026 at the Schaumburg Regional Airport located at 905 W. Irving Park Rd., Schaumburg, IL. 60193. Tickets will sell for 1 for $1, 6 for $5, or 30 for $20. The total dollar amount of prizes awarded is a 50/50 split the pot and sometimes may include various gift baskets Their board voted unanimously to waive the fidelity bond requirement and requests the same from the Village Board.

Recommended Action:

The Village Manager recommends the Village Board approve the request from Schaumburg Pilots Association to hold raffles at each weekly meeting held in the 2026 calendar year with the first raffle beginning on February 26,2026 at the Schaumburg Regional Airport located at 905 W. Irving Park Rd., Schaumburg, IL. 60193. Their board voted unanimously to waive the fidelity bond requirement and requests the same from the Village Board.

ATTACHMENTS:

- Raffle Application & Fidelity Bond Waiver
- NFP

Schaumburg Pilots Association

90S W Irving Park Rd

Schaumburg. IL 60193

02/17/2026

Village of Schaumburg

Schaumburg, IL

Re: Request for Waiver of Fidelity Bond

Dear Olivia Szwarc

We kindly request that the fidelity bond requirement be waived for our organization's rafle fundraiser. Please find our application attached.

Thank you for your time and consideration.

Sincerely,

Jake Silker

Schaumburg Pilot's Association

President

Enclosures: Raffle Application

Raffle License Application

Village of Schaumburg / 101 Schaumburg Court / Schaumburg, IL 60193
Phone (847) 923-4537 / rafflelicenses@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: 02/17/2026

Organization Name: Schaumburg Pilots Association

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

Applicant Name: Jake Silker

Organization Address: 905 W Irving Park Rd, Schaumburg, IL 60193

Business Phone: 847-970-1747 Business Fax: _____

E-mail Address: jakesilker@gmail.com

Purpose of raffle: Fundraising to support Aviation Education Scholarships & Airport Awareness

How many days will the chances be issued or sold? 52 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): Feb 26, 2026 Raffle Event Date: Reoccurring @

Location(s): Schaumburg Regional Airport

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

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

Schaumburg Airport @ Community Meetings & Pilot Pete's front desk

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

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 $1, 6 for $5, 30 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 based on ticket sales - approx $300, not to exceed $500

May include donated gifts, including Aviation watch or tools (value less than $500)

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

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: Jake Silker Title: 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 _____

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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: 12/31/2026

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: Jake Silker Date: 02/17/2026

Secretary name: Ron Liebmann Date: 02/17/2026

FOR OFFICE USE ONLY

( ) Approved ( ) Not Approved

Signature: _____

Title: _____

Date: _____

Business Entity Search

Entity Information

Entity Name	SCHAUMBURG PILOTS ASSOCIATION		
File Number	74842259	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	NOT-FOR-PROFIT
Incorporation Date (Domestic)	08-20-2024	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	07-24-2025	**Annual Report Year**	2025
Agent Information	JAKOB SILKER 1036 LUNT AVE SCHAUMBURG ,IL 60193-4419	**Agent Change Date**	08-20-2024

Services and More Information

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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

General Aviation Month - March 2026
02/24/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- General Aviation Month 2026.docx.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

Proclamation

WHEREAS, the Village of Schaumburg has a significant interest in the continued vitality of general aviation, aircraft manufacturing, aviation educational institutions, aviation organizations and community airports; and

WHEREAS, the Schaumburg Regional Airport was constructed in 1959 and acquired by the Village in 1994; and

WHEREAS, general aviation and the Schaumburg Regional Airport have an immense economic impact on the Village of Schaumburg, including $28.1 million in on-airport activity, $5.8 million in visitor spending, $12.4 million in labor income for the employment of 202 individuals, $19.6 million in economic value added, with a total economic impact of $33.9 million; and

WHEREAS, general aviation airports in the state of Illinois support over $9 billion in total economic output; and

WHEREAS, the Schaumburg Regional Airport is home to Pilot Pete's Restaurant, airplane and helicopter pilots, two helicopter charter companies, Harper College's Aviation Maintenance and Management Programs, one aviation maintenance facility, and two Federal Aviation Administration-approved flight schools; and

WHEREAS, these aircraft and our network of airports represent a national public benefit; and

WHEREAS, the United States faces a shortage of aviation professionals, leaders should invest in this critical infrastructure to ensure future economic growth and our next generation of aviation professionals and pilots.

NOW, THEREFORE, I, Tom Dailly, Village President of the Village of Schaumburg, do hereby proclaim the month of March 2026 as:

GENERAL AVIATION MONTH

in the Village of 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 24th day of February 2026.

Tom Dailly

Tom Dailly
Village President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

National Transit Employee Appreciation Day - March 18, 2026
02/24/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- National Transit Employee Appreciation Day 2026.docx.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

Proclamation

WHEREAS, March 18 has been designated as "National Transit Employee Appreciation Day" by national, state, and local transit organizations, as well as state and local governments; and

WHEREAS, transit services are relied upon by many in the Schaumburg community, including the Village of Schaumburg's Dial-A-Ride Transportation (DART) service, Pace buses and the Metra Milwaukee District West railroad; and

WHEREAS, the Village of Schaumburg has partnered with Pace and MV Transportation to offer curbside Dial-a-Ride Transportation services, providing residents with transportation to any location in Schaumburg, as well as select destinations outside of the Village boundary; and

WHEREAS, the Village of Schaumburg has partnered with Pace to provide free Woodfield Trolley, giving residents and visitors access to various Woodfield area destinations; and

WHEREAS, transit operators start their days before the sun rises and finish them long after the sun is set, including working weekends and on or around holidays; and

WHEREAS, transit employees work hard each day to help transit users access jobs, healthcare, school, community services, and many other personal, social, and civic opportunities; and

WHEREAS, in addition to meeting stringent safety requirements, transit employees must demonstrate customer service, patience, empathy, and understanding to create a welcoming and inclusive environment for community members and visitors.

NOW, THEREFORE, I, Tom Dailly, Village President of the Village of Schaumburg, do hereby proclaim March 18, 2026, as:

NATIONAL TRANSIT EMPLOYEE APPRECIATION DAY

in the Village of 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 24th day of February 2026.

Tom Dailly

Tom Dailly
Village President

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Contract Renewal for the 2026 Annual Concrete Repair Program with Schroeder & Schroeder, Inc.
02/24/26
Village Board

Presenter: Rick Evans, Engineering Inspector
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
SEE ATTACHED TABLE		

The budget status for this request is: On Budget

Amount On Budget: $0

Executive Summary:

The Annual Concrete Repair Program addresses curb and sidewalk repairs identified through Customer Service Requests (CSRs). Curbs are replaced that no longer drain properly or are damaged beyond repair. Sidewalks are replaced because they have settled, drain poorly, or have been displaced by tree roots creating vertical separation. The program also restores curbs, sidewalks, and pavement damaged or removed during Village utility repairs.

In addition, the Engineering Division is currently procuring a firm to proactively identify sidewalk deficiencies using mobile scanning equipment. Approximately one-tenth of the Village sidewalks will be evaluated in 2026. Sidewalk replacement activities stemming from this proactive sidewalk evaluation will be performed up to the budgeted amount as part of the 2026 Concrete Repair Program.

The Annual Concrete Repair Program contract for 2025 was awarded to Schroeder & Schroeder Inc. (Schroeder) on March 11, 2025, and allowed for two (2), one (1) year optional extensions, including a negotiated economic adjustment for each extension year. Schroeder sent a letter to the Engineering Division Staff on December 19, 2025 expressing interest in renewing the contract for the first optional extension year. Schroeder is requesting a 2.5% increase on all unit prices, which is in line with the local Consumer Price Index (CPI) increase over the last 12 months. The unit price increases are justified based on the increase in material costs and are fair and equitable when compared to recently bid projects. If approved, the term of this extension will go into effect beginning May 1, 2026 and last through April 30, 2027.

Schroeder successfully completed tasks within the 2025 Concrete Repair Program during their initial term. They have proven to be reliable and responsive and were able to adjust their schedule when needed to address the needs of the Village. Staff has been satisfied with the services provided by Schroeder and recommends the contract be awarded up to the anticipated budgeted amount for the FY 26/27 period.

Recommended Action:

The Village Manager recommends that the Engineering and Public Works Committee recommend the Village Board approve a contract renewal for the 2026 Annual Concrete Repair Program with Schroeder & Schroeder, Inc. of Skokie, IL, in an amount not to exceed the proposed FY 26/27 budget of $1,600,000.

ATTACHMENTS:

- Budget Table
- 2026 Renewal Letter

FY 26/27 CONCRETE REPAIR PROGRAM			
Improvement	**Account**	**Budget**	**Expense Request**
Curb Replacement Program	4409010-7454 (26011-20-230)	$525,000.00	$525,000.00
Sidewalk Replacement Program	4409010-7456 (22010-20-230)	$500,000.00	$500,000.00
Public Works Utility Dig-Up Program - Concrete & Asphalt Restoration	5724060-7260	$265,000.00	$265,000.00
Public Works Utility Dig-Up Program - Landscaping Restoration	5724060-7247	$60,000.00	$60,000.00
Proactive Sidewalk Repair	4409010-7456 (27XXX-20-230)	$250,000.00	$200,000.00
Town Square Sidewalk Repairs	2389010-7453 (20002-20-230)	$50,000.00	$50,000.00
	Total:	**$1,650,000.00**	**$1,600,000.00**

Schroeder & Schroeder Inc.
CONCRETE CONTRACTORS
7306 CENTRAL PARK - SKOKIE, ILLINOIS 60076
PHONE 847-933-0526 · FAX 847-933-0528

December 19, 2025

Village of Schaumburg
Engineering & Public Works
714 S. Plum Grove Road
Schaumburg, IL 60193
Attn: Mr. Richard D. Evans Jr., Engineering Inspector

RE: Annual Concrete Repair Program – 2026 Contract Renewal

Dear Mr. Evans,

With the 2026 construction season around the corner, Schroeder & Schroeder, Inc. would like to express its interest in extending the contract for the Village of Schaumburg Annual Concrete Repair Program into 2026.

Based on current economic inflation factors, the cost increase of labor and materials realized in 2025 followed typical annual escalation averages based on historical trends and is expected to continue into 2026. Per the Consumer Price Index for All Urban Consumers (CPI-U) for Chicago-Naperville-Elgin, as published by the U.S. Bureau of Labor Statistics, the inflation rate increased 2.5 percent for the 12 months ending in November 2025. Accordingly, we propose renewing the contract with the Village at a 2.5% price increase for 2026.

If the Village of Schaumburg has a mutual interest in renewing this contract for 2026, please let us know formally so we can lock in these prices and coordinate the necessary documentation.

It was our pleasure to service your concrete needs in 2025 and we look forward to another season of the same.

Sincerely,

Andrew Joiner
Chief Estimator / Senior Project Manager
Schroeder & Schroeder, Inc.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Award Bid for Traffic Signal and Opticom Maintenance to H&H Electric Company
02/24/26
Village Board

Presenter: Mark Rysavy, Facilities Division Manager
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
1014010-7256 Line 10	$12,000	$12,000
1014010-7256 Line 30	$112,700	$112,652.16

The budget status for this request is: Under Budget

Amount Under Budget: $47.84

Executive Summary:

The Village contracts traffic signal and opticom maintenance each year. The contract covers monthly maintenance of all 26 traffic signals owned by the Village, plus the emergency opticom systems. H&H Electric Co. has held this contract for several contract cycles and has performed well. As the contract is expiring on April 30, 2026 staff received bids on December 5, 2025 for FY 26/27.

For the second bid period in a row, H&H was the only bidder. Also, for the second consecutive bid cycle, H&H did not propose a cost increase to the monthly values. Most of the intersections will continue to cost $408.65 each month to maintain. The smaller intersections with less equipment will cost $245.19 monthly. One intersection at 1000 N. Walnut is $152.19 monthly. The Opticom system at each intersection is a flat rate of $40 per month.

The total cost of the contract is $124,652.16 with $12,000 of that going to opticom systems and the remainder to traffic signal maintenance. This contract was last bid for FY 24/25 and was limited to a one year contract with a single allowable extension because of bidding requirements involved with MFT funding. The Village has moved this funding from MFT to the general fund for FY 26/27, allowing for a one year contract with three possible extensions.

With the cost of the work not being increased since FY 24/25 and the excellent work performance of H&H over the last several contracts, staff is recommending moving forward with H&H Electric Co. for the Traffic Signal and Opticom Maintenance contract.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board award a bid for Traffic Signal and Opticom Maintenance to H&H Electric Co. of Franklin Park, IL, for FY 26/27 with three optional one-year extensions not to exceed the approved budget.

ATTACHMENTS:

- H&H Historical Bids
- H&H Bid Submittal

H&H Bid Comparison	2017 Monthly Unit Price	2021 Monthly Unit Price	2024 Monthly Unit Price	2026 Monthly Unit Price
Traffic Signal Maintenance	$ 207.00	$ 204.10	$ 408.65	$ 408.65
Traffic Signal Opticom Maintenance	$ 51.10	$ 38.10	$ 40.00	$ 40.00

VILLAGE OF SCHAUMBURG

Village of Schaumburg
Engineering and Public Works
Mike Hall, Department Director
Atcher Municipal Center, Schaumburg, IL 60193

[H&H ELECTRIC CO.] RESPONSE DOCUMENT REPORT

IFB No. 2025-IFB-073

Traffic Signal and Opticom Maintenance

RESPONSE DEADLINE: December 5, 2025 at 10:00 am

Report Generated: Wednesday, December 31, 2025

H&H Electric Co. Response

CONTACT INFORMATION

Company:
H&H Electric Co.

Email:
louie.veneziano@hh-electric.com

Contact:
Louie Veneziano

Address:
2830 Commerce Street
Franklin Park, IL 60131

Phone:
N/A

Website:
www.hh-electric.com

Submission Date:
Dec 4, 2025 3:26 PM (Central Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Authorized Person(s)*

Pass

Please provide the following information for each person(s) authorized to submit a response on behalf of your organization:

Name
Title
Phone Number
Email Address

Name: Louie Veneziano

Title: President

Phone Number: 708-453-2222

Email Address: louie.veneziano@hh-electric.com

2. Equal Employment Opportunity Clause*

Pass

EQUAL EMPLOYMENT OPPORTUNITY CLAUSE required by the Illinois Fair Employment Practices Commission as a material term of all public contracts.

During the performance of this contract, the contractor agrees as follows:

PRICE TABLES

COMPLETE MAINTENANCE OF PEDESTRIAN PUSH BUTTON STATIONS AND TRAFFIC SIGNAL SYSTEMS AT THE FOLLOWING LOCATIONS

Provide a Monthly Unit Cost for Each Location

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	1000 North Walnut Drive (Pedestrian Push Button)	12	Each Month	$152.19	$1,826.28
2	Martingale & Corporate Crossing	12	Each Month	$408.65	$4,903.80
3	Woodfield & Perimeter Drive	12	Each Month	$408.65	$4,903.80
4	Woodfield & Mall Drive	12	Each Month	$408.65	$4,903.80
5	Woodfield & Meacham	12	Each Month	$408.65	$4,903.80
6	Woodfield & Plaza Drive	12	Each Month	$408.65	$4,903.80
7	Woodfield & Plum Grove	12	Each Month	$408.65	$4,903.80
8	Woodfield & Martingale	12	Each Month	$408.65	$4,903.80
9	Woodfield & National Parkway	12	Each Month	$408.65	$4,903.80
10	Basswood & State Parkway	12	Each Month	$408.65	$4,903.80
11	McConnor & Roosevelt	12	Each Month	$408.65	$4,903.80
12	Bode & Springinsguth	12	Each Month	$408.65	$4,903.80
13	Thoreau Drive North @ Convention Center Entrance	12	Each Month	$408.65	$4,903.80
14	Meacham @ Drummer Drive	12	Each Month	$245.19	$2,942.28
15	Meacham @ Thoreau Drive	12	Each Month	$245.19	$2,942.28
16	Meacham @ Tower Drive	12	Each Month	$245.19	$2,942.28
17	Meacham @ Remington Road	12	Each Month	$245.19	$2,942.28
18	Meacham @ American Lane	12	Each Month	$245.19	$2,942.28
19	Meacham @ I90	12	Each Month	$245.19	$2,942.28

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
20	Springinsguth & EB Frontage Road	12	Each Month	$408.65	$4,903.80
21	Rodenburg & EB Frontage Road	12	Each Month	$408.65	$4,903.80
22	Wright & EB Frontage Road	12	Each Month	$408.65	$4,903.80
23	Springinsguth & WB Frontage Road	12	Each Month	$408.65	$4,903.80
24	Rodenburg & WB Frontage Road	12	Each Month	$408.65	$4,903.80
25	Wright & WB Frontage Road	12	Each Month	$408.65	$4,903.80
26	Plum Grove Rd & American Ln	12	Each Month	$408.65	$4,903.80
TOTAL					$112,652.16

COMPLETE MAINTENANCE OF OPTICOM SYSTEM AT INTERSECTIONS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
27	Monthly Unit Price - $/intersection	1	Each Month	$40.00	$40.00
28	Annual Unit Price - $/Intersection	1	Each Year	$480.00	$480.00
29	Annual Price for all 26 Intersections	1	Each Year	$12,000.00	$12,000.00
TOTAL					$12,520.00

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve an Agreement for Custodial Maintenance and Day Porter Services with Crystal Maintenance Plus Corp.
02/24/26
Village Board

Presenter: Justin Briski, Superintendent of Field Services
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
SEE ATTACHED BUDGET TABLE		

Executive Summary:

The Village of Schaumburg solicited a Request for Proposal (RFP) for custodial maintenance and day porter services to maintain high-quality cleaning standards across municipal facilities. 14 vendors were evaluated based on the criteria outlined in the RFP, which included organizational overview, qualifications, approach to the project, and overall value and price. Each proposal was scored by Village staff to ensure compliance with specifications and to identify the vendor that offered the best combination of quality and cost-effectiveness.

After a thorough review of all submissions, the recommendation is to award the contract to Crystal Maintenance Plus Corp. (Crystal) as the most cost-effective and qualified vendor. Crystal's proposal includes an annual cost of $340,352 for custodial services and $52,000 for day porter services, for a combined total of $392,352. This bid is $15,368 lower than the second-lowest proposal and $67,540 less than the current contractor’s bid, delivering significant savings while meeting all service requirements. This contract also includes $13,100 for unplanned maintenance as well as special events, making the total $405,452.

EPW staff reached out to all references provided by Crystal, and the feedback was very positive. The references consistently emphasized Crystal's reliability, responsiveness, and ability to deliver high-quality custodial services. Their long-standing relationships with Arlington Heights (10 years), Buffalo Grove (10 years), Elk Grove Village (12 years), and the Schaumburg Park District (9 years) highlight a strong history of exceptional performance. References commended Crystal's proactive communication, attention to detail, and commitment to maintaining facilities at a high standard.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board execute an agreement for the Custodial Maintenance and Day Porter Services with Crystal Maintenance Plus Corp of Wheeling, IL, for FY 26/27 with three optional one-year extensions for the proposed amount of $405,452, and approve the required Resolution.

ATTACHMENTS:

- Budget Table
- Vendor Score by Criteria
- Custodial Services Totals
- Proposal
- Resolution
- Agreement

CUSTODIAL SERVICES AND DAY PORTER CONTRACT WITH CRYSTAL MAINTENANCE PLUS CORP				
Accounts	**Description**	**FY26/27 - Custodial Services Proposal**	**FY26/27 - Day Porter Services Proposal**	**FY 26/27 - Expense Request**
1014080 - 7242 Line #10	Custodial Services	$ 160,236	$ 26,000	$ 186,236
1014080 - 7242 Line #20	Unplanned Custodial	$ 6,000		$ 6,000
1014080 - 7247 Line #20 (2095)	Unplanned Custodial	$ 600		$ 600
5114080 - 7242 Line #10	Custodial Services	$ 19,880		$ 19,880
5114080 - 7242 Line #20	Unplanned Custodial	$ 500		$ 500
5724080 - 7242 Line #10	Custodial Services	$ 160,236	$ 26,000	$ 186,236
5724080 - 7242 Line #20	Unplanned Custodial	$ 6,000		$ 6,000
TOTALS		**$ 353,452**	**$ 52,000**	**$ 405,452**

Vendor	Overview of Organization	Contractor's Qualifications and Experience	Approach to the Project	Value and Price	Total Score
Crystal Maintenance Plus Corp.	10	30	25	30	95
Midway Building Services	10	30	30	22	92
Uni Max Management Corp	10	30	27.5	23	90.5
P.C.S.I. Perfect Cleaning System, Inc.	10	30	20	19	79
Finest Building Maintenance of Illinois LLC	10	30	22.5	15	77.5
Bravo Services, Inc.	10	27.5	10	27.5	75
Smith Maintenance Company	10	30	20	12	72
Multisystem Management Company	10	30	12.5	17.5	70
Alpha Building Maintenance Service Inc.	10	30	15	14.5	69.5
Kleen-Tech Services, LLC	10	20	27.5	10	67.5
Diamond 7 Enterprises Inc	10	25	20	12	67
The Tidy Queens	10	30	17.5	6	63.5
Property First	5	30	15.5	9.5	60
Deep Kleen and Maintenance LLC	7.5	15	10	26.5	59
Total Facility Maintenance, Inc.	5	30	12.5	7.5	55
Perfection Plus	10	15	22.5	2	49.5
Majesty Cleaning Services, Inc.	5	5	5	1	16

Custodial and Day Porter Services

Contractor	Custodial Services	Day Porter	Total
Crystal Maintenance Plus Corp.	$340,352.00	$52,000.00	$392,352.00
Deep Kleen and Maintenance LLC	$354,794.00	$44,400.00	$399,194.00
Bravo Services, Inc.	$344,270.00	$63,450.00	$407,720.00
Uni Max Management Corp	$384,695.00	$67,600.00	$452,295.00
Midway Building Services	$392,825.17	$67,067.37	$459,892.54
P.C.S.I. Perfect Cleaning System, Inc.	$439,220.00	$56,139.00	$495,359.00
Multisystem Management Company	$454,373.00	$60,490.00	$514,863.00
Alpha Building Maintenance Service Inc.	$494,130.00	$46,800.00	$540,930.00
Smith Maintenance Company	$518,078.97	$48,808.48	$566,887.45
Diamond 7 Enterprises Inc.	$498,504.00	$83,772.00	$582,276.00
Kleen-Tech Services, LLC	$535,295.00	$50,249.00	$585,544.00
The Tidy Queens	$566,634.99	$78,793.08	$645,428.07
Perfection Plus	$662,153.36	$52,598.00	$714,751.36
Majesty Cleaning Services, Inc	$782,232.42	$182,000.00	$964,232.42

Village of Schaumburg
Engineering and Public Works
Mike Hall, Department Director
Atcher Municipal Center, Schaumburg, IL 60193

[CRYSTAL MAINTENANCE PLUS CORP.] RESPONSE DOCUMENT REPORT

RFP No. 2025-RFP-075

Custodial and Day Porter

RESPONSE DEADLINE: December 5, 2025 at 10:00 am

Report Generated: Tuesday, January 6, 2026

Crystal Maintenance Plus Corp. Response

CONTACT INFORMATION

Company:
Crystal Maintenance Plus Corp.

Email:
service@crystalmsc.com

Contact:
Monika Talar

Address:
749 Prestwick Lane
Wheeling, IL 60090

Phone:
(708) 307-8090

Website:
https://www.crystalmcp.com

Submission Date:
Dec 3, 2025 10:42 AM (Central Time)

ADDENDA CONFIRMATION

Addendum #1
Confirmed Dec 2, 2025 6:55 PM by Monika Talar

QUESTIONNAIRE

1. Authorized Person(s)*

Please provide the following information for each person(s) authorized to submit a response on behalf of your organization:

Name
Title
Phone Number
Email Address

Monika Talar

Owner

708-307-8090

service@crystalmsc.com

Diana Stypula

General Manager

Account Supervisor

847-345-6539

service@crystalmsc.com

PRICE TABLES

CUSTODIAL SERVICES

Annual cost to supply all custodial services. Include estimated annual hours for each building in last column.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Hours
1	Temporary Village Hall - 1000 Woodfield Rd	1	Lump Sum	$58,200.00	$58,200.00	1920
2	Prairie Center for the Arts - 201 Schaumburg Ct	1	Lump Sum	$30,960.00	$30,960.00	1320
3	Public Safety Building - 1000 W Schaumburg Rd	1	Lump Sum	$129,792.00	$129,792.00	4992
4	Engineering and Public Works Building - 714 S Plum Grove Rd	1	Lump Sum	$53,400.00	$53,400.00	1920
5	Vehicle Maintenance Facility - 714 S Plum Grove Rd	1	Lump Sum	$13,800.00	$13,800.00	480
6	Fire Station 54 Headquarters - 1601 N Roselle Rd	1	Lump Sum	$15,120.00	$15,120.00	600
7	The Barn - 231 Civic Dr	1	Lump Sum	$13,320.00	$13,320.00	580
8	Nursing Division Building - 746 E Schaumburg Rd	1	Lump Sum	$5,880.00	$5,880.00	240
9	Schaumburg Regional Airport - 905 W Irving Park Rd	1	Lump Sum	$19,880.00	$19,880.00	1176
TOTAL					$340,352.00	

DAY PORTER SERVICES

Annual cost to supply all day porter services. Include estimated hours in last column.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Hours
1	Temporary Village Hall - 1000 Woodfield Rd	1	Lump Sum	$52,000.00	$52,000.00	2080
TOTAL					**$52,000.00**	

LABOR PRICING FOR EMERGENCY / UNSCHEDULED SERVICES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Day Porter Hourly Rate	1	$ / Hour	$25.00	$25.00
2	Special Event Clean Up Rate	1	$ / Hour	$25.00	$25.00
TOTAL					**$50.00**

RESOLUTION NO. R-26-____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE A CONTRACT FOR THE CUSTODIAL MAINTENANCE AND DAY PORTER SERVICES WITH CRYSTAL MAINTENANCE PLUS CORP.

WHEREAS, the President and Board of Trustees wish to execute an agreement with Crystal Maintenance Plus Corp. of Wheeling, IL for the Custodial Maintenance and Day Porter Services; and

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

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

SECTION ONE: That the Village Manager and Village Clerk be and hereby are authorized and directed to execute the attached Agreement, Exhibit "A", between the Village of Schaumburg and Crystal Maintenance Plus Corp. of Wheeling, IL**.**

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

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

2025-RFP-075

CUSTODIAL AND DAY PORTER

Village of Schaumburg

Atcher Municipal Center

Schaumburg, IL 60193

1. VILLAGE OF SCHAUMBURG

PROFESSIONAL SERVICES AGREEMENT FOR

THIS AGREEMENT is dated as of the Friday, May 1, 2026 ("Agreement") and is by and between the VILLAGE OF SCHAUMBURG, an Illinois municipal corporation ("Village") and the Consultant identified in Subsection 1A below. This Agreement has three years annual renewal options.

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

2. Professional Service Agreement

2.1. CONSULTANT.

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

Consultant Firm Name: Crystal Maintenance Plus Corp.

Street Address: 749 Prestwick Ln

City, State, Zip: Wheeling, IL 60090

Telephone: 708-307-8090

Email: service@crystalmsc.com

B. 2025-RFP-075, Custodial and Day Porter

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

D. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall not exceed $404,852.00, as outlined in Exhibit 1, including reimbursable expenses as identified in Exhibit 1, unless amended pursuant to Subsection 8A of this Agreement.

2.2. SCOPE OF SERVICES.

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

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

C. Commencement; Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties or on the date specified in Exhibit 1 (the "Commencement Date"). The Consultant shall diligently and continuously prosecute the Services until the completion of the Services, but in no event later than one year after the date of the execution of this Agreement ("Time of Performance").

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

2.3. COMPENSATION AND METHOD OF PAYMENT.

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

B. Invoices and Payment. The Consultant shall be paid as provided in Exhibit 1. The Consultant shall submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The amount billed in any such invoice shall be based on the method of payment set forth in Exhibit 1. The Village shall pay to the Consultant the amount billed within 30 days after its receipt and approval of such an invoice.

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

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

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

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

2.4. PERSONNEL; SUBCONTRACTORS.

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

B. Availability of Personnel. The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement. The

Consultant shall notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant shall have no claim for damages and shall not bill the Village for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassigning, or resignation.

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

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

2.5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term "Confidential Information" shall mean information designated as "Confidential" in the possession or under the control of the Village relating to the technical, business or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (i) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of said information to the Consultant under this Agreement ("Time of Disclosure"); (ii) to have been in the public domain prior to the Time of Disclosure; (iii) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (iv) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access to or be directly or indirectly exposed to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without express prior written consent of the Village unless required to perform the Services set forth in this Agreement. The

Consultant shall be permitted to disclose Confidential Information as necessary to its subcontractors to fulfill the obligations required by this Agreement. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

2.6. STANDARD OF CARE; INDEMNIFICATION; INSURANCE.

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

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

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

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

2.7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

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

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

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

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

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

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

notice to the Village of the lack of payment and allowed the Village 30 days to make payment or contest the payment or amount.

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

H. Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable building and zoning statutes, ordinances, rules, and regulations, and the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C.

§§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with all conditions of any federal, state, or local grant received by Village and made known to the Consultant with respect to this Agreement or the Services.

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part thereof.

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

- 1. Cure by Consultant. The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement.
- 2. Termination of Agreement by Village. The Village may terminate this Agreement without liability for further payment of amounts due or to become due under this Agreement.

- 3. Withholding of Payment by Village. The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of reasonable actions taken by the Village in response to any Event of Default by the Consultant.

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

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

L. Mutual Cooperation. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the work and with any other consultants engaged by the Village.

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

N. Ownership. Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement ("Documents") shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village upon payment of all sums due and owing Consultant under the Agreement. Any reuse of Documents other than for the purposes of this Agreement shall be at Village risk and Consultant shall not be liable for any reuse of the Documents.

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

- 1. Limited Access to GIS Data. The GIS Data provided by the Village shall be limited to the scope of the Services that the Consultant is to provide for the Village;
- 2. Purpose of GIS Data. The Consultant shall limit its use of the GIS Data to its intended purpose of furtherance of the Services; and
- 3. Agreement with Respect to GIS Data. The Consultant does hereby acknowledge and agree that:

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

b. Consent of Village Required. The Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village;

c. Supply to Village. At the request of the Village, the Consultant shall supply the Village with any and all information that may have been developed by the Consultant based on the GIS Data;

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

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

2.8. GENERAL PROVISIONS.

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

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

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

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

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

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

Village of Schaumburg

101 Schaumburg Road,

Schaumburg, Illinois 60193

Attention: Finance

E-mail: bids@schaumburg.com

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

Consultant Firm Name: Crystal Maintenance Plus Corp.

Street Address: 749 Prestwick Ln

City, State, Zip: Wheeling, IL 60090

Email: service@crystalmsc.com

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

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

G. Time. Time is of the essence in the performance of this Agreement.

H. Governing Laws. This Agreement shall be interpreted according to the laws of the State of Illinois.

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

J. Waiver. No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

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

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

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

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By:_____

Village Manager

ATTEST:

By:_____

Village Clerk

CONSULTANT

By:_____

TITLE:_____

ATTEST:

By: _____

TITLE:_____

2.9. EXHIBIT 1

SCOPE OF SERVICES

$404,852.00

[TO BE PREPARED BY CONSULTANT AND ACCEPTABLE TO VILLAGE]

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

[SHALL INCLUDE SCHEDULE]

2.10. EXHIBIT 2 INSURANCE COVERAGES

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

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

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

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

All employees shall be included as insureds.

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

$1,000,000 Bodily Injury and Property Damage $2,000,000 Aggregate Coverages shall include:

- Broad Form Property Damage Endorsement

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

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

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

E. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per claim/$2,000,000 in the aggregate and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out deviation from the professional standard of care set forth in the Agreement. If the policy is a claims made policy, it shall remain in effect for 5 years after the work has been completed.

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

Worker’s Compensation

Professional Liability

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

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

Additional Insured

_____

_____

Policy or Policies

_____

_____

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

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

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

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

The Consultant shall not allow any subcontractor to commence work on their subcontract until the same insurance has been obtained by the subcontractor. The Consultant and their subcontractor(s) shall maintain all insurance required for not less than one (1) year after completion of this contract except professional liability which shall be for 5 years.

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 1 - Phase II and Phase III Professional Engineering with Engineering Enterprises, Inc.
02/24/26
Village Board

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

Account(s):	Budget:	Expense Request:
SEE BUDGET TABLE		

Executive Summary:

In February 2024, staff issued a request for Statements of Qualifications and Proposals for Phase II and Phase III Professional Engineering in connection with the annual Street Improvement Program and the annual Concrete Repair Program for FY 24/25, FY 25/26, and FY 26/27. In April 2024, the Village Board approved an agreement with Engineering Enterprises, Inc. (EEI) of Sugar Grove, IL, to perform Phase II Design and Phase III Construction Engineering for Contract No. 1 and the Concrete Repair Program. Per the terms of the original agreement, an amendment is required for the engineering associated with FY 26/27.

Contract No. 1 of the FY 26/27 Street Improvement Program consists of 2.26 miles of Corrective Resurfacing, 1.92 miles of Reconstruction/ Modified Reconstruction, pedestrian enhancements, and repairs to two streets (Winfield Court and Odlum Court) funded by Community Development Block Grant funds. The Concrete Repair Program addresses curb and sidewalk repairs identified through Customer Service Requests (CSR) and restores curbs, sidewalks, and pavement damaged or removed during Village utility repairs. This year's concrete program will also include sidewalk repairs identified in the Proactive Sidewalk Evaluation.

EEI submitted a fee proposal in the amount of $496,654.18 to provide Phase II and Phase III engineering for Contract No. 1 of the Street Improvement Program, the Concrete Replacement Program, and the CDBG Resurfacing Program.

The submitted fee equates to 9.4% of the proposed construction budget for these improvements. This percentage is the same percentage charged by EEI for similar work completed in connection with the FY 24/25 and FY 25/26 programs. The percentage is lower than the recent average for Village projects, which has been 10.8% for engineering costs.

The attached budget table provides the financial information on the Village's Annual Street Improvement Program and the Concrete Repair Program. As shown in the attached table, EEI's proposal is under budget.

Recommended Action:

The Village Manager recommends that the Engineering and Public Works Committee recommend the Village Board approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 1 - Phase II and Phase III Professional Engineering with Engineering Enterprises, Inc. of Sugar Grove, IL, in the amount of $496,654.18, and approve the required Resolution.

ATTACHMENTS:

- EEI Budget Table
- EEI Resolution
- Agreement
- Project Scope

FY 26/27 Annual Street Program Contract No. 1 - Engineering Enterprises, Inc.							
Improvement	**Final Design Account**	**Final Design Budget**	**Construction Admin Account**	**Construction Admin Budget**	**Total Budget (Final Design + Construction Admin)**	**Fee Request (9.40% of Construction Budget)**	**Remaining (Budget - Fee Reqest)**
Street Reconstruction	4409010-7454 (23029-10-140)	$86,296.40	4409010-7454 (23029-20-220)	$276,148.48	$362,444.88	**$332,154.18**	$30,290.70
Sidewalk Repair Porgram	-	$0.00	4409010-7456 (22010-20-220)	$50,000.00	$50,000.00	**$47,000.00**	$3,000.00
Curb Replacement Program	-	$0.00	4409010-7454 (26011-20-220)	$52,500.00	$52,500.00	**$49,350.00**	$3,150.00
CDBG Resurfacing	2149010-7454 (27XXX-10-140)	$5,000.00	2149010-7454 (27XXX-20-220)	$10,000.00	$15,000.00	**$14,100.00**	$900.00
Utility Digs	-	$0.00	5729020-7457 (22010-20-220)	$32,500.00	$32,500.00	**$30,550.00**	$1,950.00
Proactive Sidewalk Repairs	-	$0.00	TBD	$37,500.00	$37,500.00	**$18,800.00**	$18,700.00
Town Square Sidewalk Repairs	-	$0.00	2389010-7453 (20002-20-220)	$5,000.00	$5,000.00	**$4,700.00**	$300.00
Totals		$91,296.40		$463,648.48	$554,944.88	**$496,654.18**	$58,290.70

RESOLUTION NO. R-26-____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE A CONTRACT RENEWAL FOR THE FY 26/27 ANNUAL STREET IMPROVEMENT PROGRAM - CONTRACT NO. 1 - PHASE II AND PHASE III PROFESSIONAL ENGINEERING WITH ENGINEERING ENTERPRISES, INC.

WHEREAS, the President and Board of Trustees wish to execute a contract renewal with Engineering Enterprises, Inc. of Sugar Grove, IL for the FY 26/27 Annual Street Improvement Program - Contract No. 1 - Phase II and Phase III Professional Engineering; and

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

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

SECTION ONE: That the Village Manager and Village Clerk be and hereby are authorized and directed to execute the attached Agreement, Exhibit "A", between the Village of Schaumburg and Engineering Enterprises, Inc. of Sugar Grove, IL**.**

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

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG
PROFESSIONAL SERVICES AGREEMENT FOR
STREET IMPROVEMENT PROGRAM CONTRACT #1 AND CONCRETE REPAIR PROGRAM
FISCAL YEAR 26/27 (2026 CALENDAR YEAR)

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

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

SECTION 1. CONSULTANT.

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

Consultant Firm Name: Engineering Enterprises, Inc.
Street Address: 52 Wheeler Road
City, State, Zip: Sugar Grove, IL, 60554
Telephone: 630-466-6700
Email: kwelte@eeiweb.com

B. Project Description.
Providing professional construction and design engineering services for the 2026 Street Program Contract 1 and 2026 Concrete Repair Program including street repairs at various locations, concrete repairs associated with CSR requests, other known concrete deficiencies and utility dig up repairs, and midblock pedestrian enhancements.

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

D. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall not exceed $496,654.18, as outlined in Exhibit 1, including reimbursable expenses as identified in Exhibit 1, unless amended pursuant to Subsection 8A of this Agreement.

SECTION 2. SCOPE OF SERVICES.

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

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

C. Commencement; Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties or on the date specified in Exhibit 1 (the ***"Commencement Date"***). The Consultant shall diligently and continuously prosecute the Services until the completion of the Services, but in no event later than 365 days after the date of the execution of this Agreement (***"Time of Performance"***).

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

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

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

B. Invoices and Payment. The Consultant shall be paid as provided in Exhibit 1. The Consultant shall submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The amount billed in any such invoice shall be based on the method of payment set forth in Exhibit 1. The Village shall pay to the Consultant the amount billed within 30 days after its receipt and approval of such an invoice.

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

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

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

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

SECTION 4. PERSONNEL; SUBCONTRACTORS.

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

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

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

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

SECTION 5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term ***"Confidential Information"*** shall mean information designated as "Confidential" in the possession or under the control of the Village relating to the technical, business or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (i) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of said information to the Consultant under this Agreement (***"Time of Disclosure"***); (ii) to have been in the public domain prior to the Time of Disclosure; (iii) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (iv) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access to or be directly or indirectly exposed to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without express prior written consent of the Village unless required to perform the Services set forth in this Agreement. The Consultant shall be permitted to disclose Confidential Information as necessary to its subcontractors to fulfill the obligations required by this Agreement. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

SECTION 6. STANDARD OF CARE; INDEMNIFICATION; INSURANCE.

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

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

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

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

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

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

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

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

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

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

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

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

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

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part thereof.

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

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

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

3. **Withholding of Payment by Village.** The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of reasonable actions taken by the Village in response to any Event of Default by the Consultant.

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

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

L. Mutual Cooperation. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the work and with any other consultants engaged by the Village.

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

N. Ownership. Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement (***"Documents"***) shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village upon payment of all sums due and owing Consultant under the Agreement. Any reuse of Documents other than for the purposes of this Agreement shall be at Village risk and Consultant shall not be liable for any reuse of the Documents.

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

1. **Limited Access to GIS Data.** The GIS Data provided by the Village shall be limited to the scope of the Services that the Consultant is to provide for the Village;

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

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

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

b. **Consent of Village Required.** The Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village;

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

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

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

SECTION 8. GENERAL PROVISIONS.

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

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

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

D. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("e-mail"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid and received by the addressee thereof when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Subsection, each Party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

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

Village of Schaumburg 714 S. Plum Grove Road
Schaumburg, Illinois 60193
Attention:
E-mail:

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

Consultant Firm Name: Engineering Enterprises, Inc.
Street Address: 52 Wheeler Road
City, State, Zip: Sugar Grove, IL, 60554
Attention: Kyle Welte
Facsimile: 630-466-6701
Email: kwelte@eeiweb.com

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

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

G. Time. Time is of the essence in the performance of this Agreement.

H. Governing Laws. This Agreement shall be interpreted according to the laws of the State of Illinois.

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

J. Waiver. No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

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

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

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

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By: _____
Village Manager

ATTEST:

By: _____
Village Clerk

CONSULTANT

By: _____

TITLE: Project Manager

ATTEST:

By: William Benson

TITLE: Senior Project Engineer I

EXHIBIT 1

SCOPE OF SERVICES

AGREEMENT AMOUNT

[TO BE PREPARED BY CONSULTANT AND ACCEPTABLE TO VILLAGE]

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

[SHALL INCLUDE SCHEDULE]

EXHIBIT 2

INSURANCE COVERAGES

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

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

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

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

All employees shall be included as insureds.

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

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

Coverages shall include:

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

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

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

E. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per claim/$2,000,000 in the aggregate and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out deviation from the professional standard of care set forth in the Agreement. If the policy is a claims made policy, it shall remain in effect for 5 years after the work has been completed.

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

Worker's Compensation

Professional Liability

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

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

Additional Insured	Policy or Policies
_____	_____
_____	_____

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

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

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

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

The Consultant shall not allow any subcontractor to commence work on their subcontract until the same insurance has been obtained by the subcontractor. The Consultant and their subcontractor(s) shall maintain all insurance required for not less than one (1) year after completion of this contract except professional liability which shall be for 5 years.

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

COST ESTIMATE OF CONSULTANT'S SERVICES

STAFF	# OF MANHOURS	AVERAGE HOURLY RATE	PAYROLL COSTS	OVERHEAD (181.79%)	IN-HOUSE DIRECT COSTS	FIXED FEE	SERVICE BY OTHERS*	TOTAL
Phase III Street Improvement Program - Contract No. 1 (2026)								
Principal In Charge	-	$ 99.76	$ -	$ -		$ -		$ -
Principal	8	$ 89.55	$ 716.40	$ 1,302.34		$ 292.72		$ 2,311.46
Senior Project Manager	3	$ 79.69	$ 239.07	$ 434.61		$ 97.68		$ 771.36
Project Manager	58	$ 62.09	$ 3,601.22	$ 6,546.66	$ 130.00	$ 1,490.29		$ 11,768.17
Senior Project Engineer I	1,150	$ 47.16	$ 54,234.00	$ 98,591.99	$ 3,200.00	$ 22,623.77		$ 178,649.76
Senior Project Technician II	20	$ 51.61	$ 1,032.20	$ 1,876.44	$ 130.00	$ 440.60		$ 3,479.24
Project Engineer	12	$ 38.74	$ 464.88	$ 845.11		$ 189.95		$ 1,499.94
Engineering Intern	300	$ 24.00	$ 7,200.00	$ 13,088.88	$ 1,200.00	$ 3,115.89		$ 24,604.77
Public Relations Coordinator	40	$ 48.29	$ 1,931.60	$ 3,511.46		$ 789.24		$ 6,232.30
Printing & Reproduction					$ 663.46			$ 663.46
Material Testing*							$ 37,000.00	$ 37,000.00
Subtotal	1,591		$ 69,419.37	$ 126,197.47	$ 5,323.46	$ 29,040.14	$ 37,000.00	$ 266,980.44
Phase III Concrete Repair Program (2026)								
Principal In Charge	-	$ 99.76	$ -	$ -		$ -		$ -
Principal	4	$ 89.55	$ 358.20	$ 651.17		$ 146.36		$ 1,155.73
Senior Project Manager	2	$ 79.69	$ 159.38	$ 289.74		$ 65.12		$ 514.24
Project Manager	35	$ 62.09	$ 2,173.15	$ 3,950.57	$ 130.00	$ 906.79		$ 7,160.51
Senior Project Engineer I	10	$ 47.16	$ 471.60	$ 857.32		$ 192.69		$ 1,521.61
Senior Project Technician II	10	$ 51.61	$ 516.10	$ 938.22		$ 210.88		$ 1,665.20
Project Engineer	978	$ 38.74	$ 37,887.72	$ 68,876.09	$ 3,200.00	$ 15,944.75		$ 125,908.56
Engineering Intern	50	$ 24.00	$ 1,200.00	$ 2,181.48	$ 1,200.00	$ 664.31		$ 5,245.79
Public Relations Coordinator	45	$ 48.29	$ 2,173.05	$ 3,950.39		$ 887.90		$ 7,011.34
Printing & Reproduction								$ -
Material Testing*							$ 19,000.00	$ 19,000.00
Subtotal	1134		$ 44,939.20	$ 81,694.97	$ 4,530.00	$ 19,018.80	$ 19,000.00	$ 169,182.97
Phase II Street Improvement Program - Contract No. 1 (2027)								
Principal In Charge	-	$ 99.76	$ -	$ -		$ -		$ -
Principal	5	$ 89.55	$ 447.75	$ 813.96		$ 182.95		$ 1,444.66
Senior Project Manager	2	$ 79.69	$ 159.38	$ 289.74		$ 65.12		$ 514.24
Project Manager	16	$ 62.09	$ 993.44	$ 1,805.97		$ 405.92		$ 3,205.33
Senior Project Engineer I	80	$ 47.16	$ 3,772.80	$ 6,858.57		$ 1,541.55		$ 12,172.92
Senior Project Technician II	10	$ 51.61	$ 516.10	$ 938.22	$ 440.00	$ 274.68		$ 2,169.00
Project Engineer	100	$ 38.74	$ 3,874.00	$ 7,042.54	$ 440.00	$ 1,646.70		$ 13,003.24
Engineering Intern	-	$ 24.00	$ -	$ -		$ -		$ -
Public Relations Coordinator	5	$ 48.29	$ 241.45	$ 438.93		$ 98.66		$ 779.04
Printing & Reproduction					$ 500.00			$ 500.00
Material Testing*							$ 22,000.00	$ 22,000.00
Subtotal	218		$ 10,004.92	$ 18,187.94	$ 1,380.00	$ 4,215.58	$ 22,000.00	$ 55,788.44
Phase II Concrete Repair Program (2027)								
Principal In Charge	-	$ 99.76	$ -	$ -		$ -		$ -
Principal	2	$ 89.55	$ 179.10	$ 325.59		$ 73.18		$ 577.87
Senior Project Manager	2	$ 79.69	$ 159.38	$ 289.74		$ 65.12		$ 514.24
Project Manager	5	$ 62.09	$ 310.45	$ 564.37		$ 126.85		$ 1,001.67
Senior Project Engineer I	4	$ 47.16	$ 188.64	$ 342.93		$ 77.08		$ 608.65
Senior Project Technician II	-	$ 51.61	$ -	$ -		$ -		$ -
Project Engineer	16	$ 38.74	$ 619.84	$ 1,126.81		$ 253.26		$ 1,999.91
Engineering Intern	-	$ 24.00	$ -	$ -		$ -		$ -
Public Relations Coordinator	-	$ 48.29	$ -	$ -		$ -		$ -
Printing & Reproduction								$ -
Material Testing*								$ -
Subtotal	29		$ 1,457.41	$ 2,649.43	$ -	$ 595.49	$ -	$ 4,702.33
TOTALS	2972	$ -	$ 125,820.90	$ 228,729.81	$ 11,233.46	$ 52,870.01	$ 78,000.00	$ 496,654.18

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

Engineering Enterprises, Inc.
Revised 1/9/26



Exhibit 1

Village of Schaumburg – 2026 Street Improvement Contract 1
Base Scope of Services

Street Improvement Program Phase II – Design Engineering Services

1. Project Management

- Meeting Coordination: Coordinate and attend a design kick off meeting with Village representatives to outline a more specific list of locations to be addressed with each year's program. The annual budget will be discussed and incorporated into the parameters as outlined by the Village. This information will be utilized in developing and submitting a project schedule.
  - Coordinate and schedule any necessary meetings with Village Staff and other interested parties, including municipal police and fire departments, school administrators, county officials, business owners, and utility companies.
  - Prepare all outlines, presentation materials and minutes for any meetings attended.

2. Data Collection

- Data Collection: Obtain and evaluate the following information provided by the Village for the various improvement locations:
  - Utility Atlases
  - Improvement Plan Record Drawings
  - GIS Information
- Field Evaluation: Perform a field evaluation of condition of existing pavements, storm structures, sidewalks, sidewalk ramps, and curb and gutter. Estimate quantities of proposed repairs of these items to be included with the project. Observe and photograph the project area and immediate surroundings.
- Utility Coordination: Contact J.U.L.I.E. to identify utilities with facilities within the project limits where necessary. Submit plans to utility companies for evaluation of any anticipated conflicts.

3. Geotechnical Engineering

- Rubino Engineering: Utilize Rubino Engineering to perform and prepare required geotechnical information
  - Pavement Cores (If Necessary)
  - Soil Borings
  - LCP 662 or 663
  - Geotechnical Report
- S.T.A.T.E. Testing: Utilize STATE Testing to help determine the proper and most cost-effective rehabilitation techniques and provide HMA and PCC material testing services



4. Prepare plans & Specifications

- Contract Documents and Specifications: Prepare special provisions in accordance with Village guidelines for items not covered by the Standard Specifications, as well as all required IDOT check sheets.
- Quantities and Cost Estimate: Prepare detailed quantities used for bidding and an associated cost estimate to assist the Village with budgeting needs.
- Plans:
  - Prepare basic plan view sheets utilizing Village GIS data to show resurfacing limits and storm sewer improvement locations
  - Quantities
  - Traffic Control Plan
  - Typical Cross Sections
  - Details

5. Permitting

- EEI will coordinate with all relevant permitting agencies, including:
  - IDOT
  - Cook County DOT
- Prepare and submit all required permit applications, plans, and required documents.

6. Bidding Assistance

- Work closely with the Village to provide all bidding documents on schedule to allow the Village Purchasing Department enough time to review the content and recommend changes.
- Provide clarification for any questions that may emerge during the bidding process.

Street Improvement Program Phase III – Construction Engineering Services

1. Construction Administration

- Coordinate and attend a preconstruction meeting with Village representatives, and contractor
- Run weekly project status meetings with Contractor and Village staff
- Coordinate and schedule any other meetings necessary with Village staff and other interested parties, including municipal police and fire departments, school administrators, county officials, business owners, and utility companies.
- Shop drawing review to ensure Village material requirements are being met
- Prepare Pay Estimates and Change Orders
- Provide Village with timely updates to project financial status
- Project close out

2. On-Site Inspection Services

- Provide full time qualified Resident Engineer acting as the Village's agent during construction
- Field Layout
- Video and photos of pre-construction conditions and construction activities
- Construction observation to ensure Contractor adheres to plans, specifications, rules and



regulations
- Residential and business coordination/notifications regarding temporary access restrictions and any changes to mail delivery and/or garbage pick-up
- Provide daily project updates to Village staff
- Ensure all required material testing in the field is performed
- Documentation and tracking of quantities
- Respond to and/or address resident concerns within 24 hours
- S.T.A.T.E. Testing to provide QA material testing services for HMA and PCC

Concrete Repair Program Phase II – Design Engineering Services

1. Project Management

- Meeting Coordination: Coordinate and attend a design kick off meeting with Village representatives to outline a more specific list of locations to be addressed with each year's program. The annual budget will be discussed and incorporated into the parameters as outlined by the Village. This information will be utilized in developing and submitting a project schedule.
  - Coordinate and schedule any necessary meetings with Village Staff and other interested parties, including municipal police and fire departments, school administrators, county officials, business owners, and utility companies.
  - Prepare all outlines, presentation materials and minutes for any meetings attended.

2. Data Collection

- Data Collection: Obtain and evaluate the following information provided by the Village for the various improvement locations:
  - Utility Atlases
  - Improvement Plan Record Drawings
  - GIS Information
- Field Evaluation: Perform a field evaluation of condition of existing sidewalks, sidewalk ramps, driveway aprons, and curb and gutter. Estimate quantities of proposed repairs of these items to be included with the project. Observe and photograph the project area and immediate surroundings.
- Utility Coordination: Contact J.U.L.I.E. to identify utilities with facilities within the project limits where necessary. Submit plans to utility companies for evaluation of any anticipated conflicts.

3. Geotechnical Engineering

- Rubino Engineering: Utilize Rubino Engineering to perform and prepare necessary geotechnical information
- S.T.A.T.E. Testing: Utilize STATE Testing to help determine the proper and most cost-effective rehabilitation techniques and provide PCC material testing services

4. Prepare plans & Specifications

- Contract Documents and Specifications: Prepare special provisions in accordance with Village guidelines for items not covered by the Standard Specifications, as well as all required IDOT check sheets.
- Quantities and Cost Estimate: Prepare detailed quantities used for bidding and an associated



cost estimate to assist the Village with budgeting needs.

- Plans:
  - As necessary, prepare basic plan view sheets utilizing Village GIS data to show project limits
  - Quantities
  - Traffic Control Plan
  - Details

5. Permitting

- EEI will coordinate with all relevant permitting agencies, including:
  - IDOT
  - Cook County DOT
- Prepare and submit all required permit applications, plans, and required documents.

6. Bidding Assistance

- Work closely with the Village to provide all bidding documents on schedule to allow the Village Purchasing Department enough time to review the content and recommend changes.
- Provide clarification for any questions that may emerge during the bidding process.

Concrete Repair Program Phase III – Construction Engineering Services

1. Construction Administration

a. Coordinate and attend a preconstruction meeting with Village representatives, and contractor
b. Coordinate and schedule any other meetings necessary with Village staff and other interested parties, including municipal police and fire departments, school administrators, county officials, business owners, and utility companies.
c. Shop drawing review to ensure Village material requirements are being met
d. Prepare Pay Estimates and Change Orders
e. Provide Village with timely updates to project financial status
f. Project close out

2. On-Site Inspection Services

- Provide full time qualified Resident Engineer acting as the Village's agent during construction
- Field Layout
- Video and photos of pre-construction conditions and construction activities
- Construction observation to ensure Contractor adheres to plans, specifications, rules and regulations
- Residential and business coordination/notifications regarding temporary access restrictions and any changes to mail delivery and/or garbage pick-up
- Provide daily project updates to Village staff
- Ensure all required material testing in the field is performed
- Documentation and tracking of quantities
- Respond to and/or address resident concerns within 24 hours
- S.T.A.T.E. Testing to provide QA material testing services for PCC

PROJECT SCOPE



Concrete Repair Program (Contract No. 1)

Customer Service Requests (CSR's) are submitted by residents throughout the entire year. Each of these requests will be analyzed by the Village and EEI. At each location the Village policy will be used to determine the scope of improvements. These quantities will be estimated through field measurements. The location, type of work, and quantity will be logged in a spreadsheet. This log will be maintained daily and given to the Village on a monthly basis. The contract documents including any necessary plans and special provisions will be created concurrently with the Phase II work for the Street Improvement Program. The Concrete Repair Program includes unique repairs that could include utility repairs, brick paver repairs, and parking lot repairs. EEI will prepare detailed plan sheets and specifications for any locations that need additional clarification.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 2 – Phase II and Phase III Professional Engineering with Chastain and Associates, LLC.
02/24/26
Village Board

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

Account(s):	Budget:	Expense Request:
SEE BUDGET TABLE		

Executive Summary:

In February 2024, staff issued a request for a Statement of Qualifications (SOQ) and Proposals for Phase II and Phase III Professional Engineering in connection with the annual Street Improvement Program and the annual Concrete Repair Program for FY 24/25, FY 25/26, and FY 26/27. In April 2024, the Village Board approved an agreement with Chastain & Associates (Chastain) of Schaumburg, IL, to perform Phase II Design and Phase III Construction Engineering for Contract No. 2. Per the terms of the original agreement, an amendment to the agreement is required for the services associated with FY 26/27.

Contract No. 2 of the FY 26/27 Street Improvement Program consists of 18.45 miles of Preventative Maintenance, 2.29 miles of Reconstruction/Modified Reconstruction, 1.26 miles of Corrective Resurfacing, Parking lot Improvements, Bike Path Improvements, Water Main Replacement with the Street Program, and Concrete Pavement Patching (where required).

Chastain submitted a fee proposal in the amount of $561,034.86 to provide Phase II and Phase III engineering for Contract No. 2 of the Street Improvement Program, Parking Lot Rehabilitation Program, Bike Path resurfacing/reconstruction program, the Water Main Replacement with the Street Program, and the Valve Replacement Program. The submitted fee equates to 8.77% of the proposed construction budget for these improvements. This percentage is the same percentage charged by Chastain for similar work completed in connection with the FY 24/25 and FY25/26 programs. The percentage is lower than the typical industry standard of 10.8% for these engineering costs.

Chastain's proposal also includes $48,000.00 to perform a Parking Lot Condition Assessment to assist staff in the planning of major upcoming work to Village-owned parking lots and $13,540.83 to assist staff in the selection of streets for future Street Improvement Programs. These inclusions bring Chastain's total proposal value to $622,575.69.

The attached budget table provides the financial information on the Village's Annual Street Improvement Program and Watermain Replacement Program. As shown in the attached table, Chastain's overall proposal is under budget. An internal budget transfer will be completed to address

the individual phase shortfall for Pavement Management Support.

Recommended Action:

The Village Manager recommends that the Engineering and Public Works Committee recommend the Village Board approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 2 – Phase II and Phase III Professional Engineering with Chastain and Associates, LLC. of Schaumburg, IL, in the amount of $622,575.69, and approve the required Resolution.

ATTACHMENTS:

- Chastain Budget Table
- Chastain Resolution
- Agreement
- Project Scope

FY 26/27 Annual Street Program Contract No. 2 - Chastain and Associates, LLC							
Improvement	**Final Design Account**	**Final Design Budget**	**Construction Admin Account**	**Construction Admin Budget**	**Total Budget (Final Design + Construction Admin)**	**Fee Request (8.77% of Construction Budget)**	**Remaining (Budget - Fee Reqest)**
Street Reconstruction	4409010-7454 (23029-10-140)	$72,722.88	4409010-7454 (23029-20-220)	$290,891.52	$363,614.40	**$326,437.36**	$37,177.04
Parking Lot Improvements		$0.00	4409010-7453 (26021-20-220)	$5,000.00	$5,000.00	**$4,385.00**	$615.00
Bike Path Improvements	4409010-7451 (22003-10-140)	$25,000.00	4409010-7451 (22003-20-220)	$25,000.00	$50,000.00	**$39,465.00**	$10,535.00
Valve Replacement	5729020-7455 (23034-10-140)	$11,500.00	5729020-7455 (23034-20-220)	$11,500.00	$23,000.00	**$15,347.50**	$7,652.50
Watermain w/ the Street Program		$0.00	5729020-7455 (26047-20-220)	$200,000.00	$200,000.00	**$175,400.00**	$24,600.00
Total		$109,222.88		$532,391.52	$641,614.40	**$561,034.86**	$80,579.54
Service	**Phase Account**	**Phase Budget**				**Fee Request**	**Remaining (Budget - Fee Reqest)**
Pavement Management Support		$0.00				**$13,540.83**	-$13,540.83
Parking Lot Condition Assessment	4409010-7453 (26021-10-100)	$48,000.00				**$48,000.00**	$0.00
Total Fee						**$622,575.69**	$53,497.88

RESOLUTION NO. R-26-____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE A CONTRACT RENEWAL FOR THE FY 26/27 ANNUAL STREET IMPROVEMENT PROGRAM - CONTRACT NO. 2 – PHASE II AND PHASE III PROFESSIONAL ENGINEERING WITH CHASTAIN AND ASSOCIATES, LLC

WHEREAS, the President and Board of Trustees wish to execute a contract renewal with Chastain and Associates, LLC of Schaumburg, IL for the FY 26/27 Annual Street Improvement Program - Contract No. 2 - Phase II and Phase III Professional Engineering; and

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

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

SECTION ONE: That the Village Manager and Village Clerk be and hereby are authorized and directed to execute the attached Agreement, Exhibit "A", between the Village of Schaumburg and Chastain and Associates, LLC of Schaumburg, IL**.**

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

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG
PROFESSIONAL SERVICES AGREEMENT FOR
FY27 STREET IMPROVEMENT PROGRAM CONTRACT 2 - PHASE II AND PHASE III
PROFESSIONAL ENGINEERING SERVICES WITH CHASTAIN AND ASSOCIATES LLC

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

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

SECTION 1. CONSULTANT.

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

Consultant Firm Name: Chastain & Associates LLC
Street Address: 900 National Parkway, Suite 320
City, State, Zip: Schaumburg, IL 60173
Telephone: 773-714-0050
Email: dlawry@chastainengineers.com

B. Project Description.
Construction observation services for the 2026 Street Program Contract 2 and 2026 Water Main/Valve Replacement project. Design engineering services for the 2027 Street Program and 2027 Valve Replacement Program. Preparation of Village Parking Lot Condition Assessment and 5-year plan. Select PAVER and Pavement Management Support.

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

D. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall not exceed $622,575.69, as outlined in Exhibit 1, including reimbursable expenses as identified in Exhibit 1, unless amended pursuant to Subsection 8A of this Agreement.

SECTION 2. SCOPE OF SERVICES.

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

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

C. Commencement; Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties or on the date specified in Exhibit 1 (the ***"Commencement Date"***). The Consultant shall diligently and continuously prosecute the Services until the completion of the Services, but in no event later than 365 days after the date of the execution of this Agreement (***"Time of Performance"***).

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

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

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

B. Invoices and Payment. The Consultant shall be paid as provided in Exhibit 1. The Consultant shall submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The amount billed in any such invoice shall be based on the method of payment set forth in Exhibit 1. The Village shall pay to the Consultant the amount billed within 30 days after its receipt and approval of such an invoice.

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

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

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

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

SECTION 4. PERSONNEL; SUBCONTRACTORS.

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

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

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

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

SECTION 5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term ***"Confidential Information"*** shall mean information designated as "Confidential" in the possession or under the control of the Village relating to the technical, business or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (i) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of said information to the Consultant under this Agreement (***"Time of Disclosure"***); (ii) to have been in the public domain prior to the Time of Disclosure; (iii) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (iv) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access to or be directly or indirectly exposed to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without express prior written consent of the Village unless required to perform the Services set forth in this Agreement. The Consultant shall be permitted to disclose Confidential Information as necessary to its subcontractors to fulfill the obligations required by this Agreement. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

SECTION 6. STANDARD OF CARE; INDEMNIFICATION; INSURANCE.

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

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

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

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

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

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

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

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

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

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

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

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

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

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part thereof.

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

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

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

3. **Withholding of Payment by Village.** The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of reasonable actions taken by the Village in response to any Event of Default by the Consultant.

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

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

L. Mutual Cooperation. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the work and with any other consultants engaged by the Village.

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

N. Ownership. Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement (***"Documents"***) shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village upon payment of all sums due and owing Consultant under the Agreement. Any reuse of Documents other than for the purposes of this Agreement shall be at Village risk and Consultant shall not be liable for any reuse of the Documents.

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

1. **Limited Access to GIS Data.** The GIS Data provided by the Village shall be limited to the scope of the Services that the Consultant is to provide for the Village;

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

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

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

b. **Consent of Village Required.** The Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village;

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

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

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

SECTION 8. GENERAL PROVISIONS.

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

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

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

D. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("e-mail"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid and received by the addressee thereof when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Subsection, each Party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

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

Village of Schaumburg 714 S. Plum Grove Road
Schaumburg, Illinois 60193
Attention: Brent McQueen, P.E.
E-mail: bmcqueen@schaumburg.com

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

Consultant Firm Name: Chastain & Associates, LLC
Street Address: 900 National Parkway, Suite 320
City, State, Zip: Schaumburg, IL, 60173
Attention: David Lawry, P.E.
Facsimile: 773-714-0050
Email: dlawry@chastainengineers.com

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

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

G. Time. Time is of the essence in the performance of this Agreement.

H. Governing Laws. This Agreement shall be interpreted according to the laws of the State of Illinois.

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

J. Waiver. No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

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

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

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

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By: _____
Village Manager

ATTEST:

By: _____
Village Clerk

CONSULTANT

By: _____

TITLE: Regional Office Manager

ATTEST:

By: _____

TITLE: Director of Transportation

EXHIBIT 1

SCOPE OF SERVICES

AGREEMENT AMOUNT

[TO BE PREPARED BY CONSULTANT AND ACCEPTABLE TO VILLAGE]

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

[SHALL INCLUDE SCHEDULE]

EXHIBIT 2

INSURANCE COVERAGES

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

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

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

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

All employees shall be included as insureds.

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

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

Coverages shall include:

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

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

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

E. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per claim/$2,000,000 in the aggregate and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out deviation from the professional standard of care set forth in the Agreement. If the policy is a claims made policy, it shall remain in effect for 5 years after the work has been completed.

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

Worker's Compensation

Professional Liability

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

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

Additional Insured	Policy or Policies
_____	_____
_____	_____

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

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

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

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

The Consultant shall not allow any subcontractor to commence work on their subcontract until the same insurance has been obtained by the subcontractor. The Consultant and their subcontractor(s) shall maintain all insurance required for not less than one (1) year after completion of this contract except professional liability which shall be for 5 years.

VILLAGE OF SCHAUMBURG
Engineering & Public Works Department
Phase II & Phase III - 2026 Street & Water Main Improvement Programs
Fiscal Year 2027 (May 2026 - April 2027)

COST ESTIMATE OF CONSULTANT SERVICES - CPFF

STAFF	MAN-HOURS	AVERAGE HOURLY RATES	LABOR COSTS	OVERHEAD @ 154.18%	IN-HOUSE DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL COSTS
PHASE III - STREET IMPROVEMENT PROGRAM (2026)								
Estimated 27 Weeks (135 days) (1080 hrs)								
(May thru Nov 2026)								
Project Manager	27		$1,776.33	$2,738.75		$677.26		$5,192.34
Resident Engineer	540		$30,531.60	$47,073.62	$6,075.00	$12,552.03	$1,000.00	$97,232.25
Construction Inspector	900		$36,081.00	$55,629.69	$10,125.00	$15,275.35		$117,111.04
Inspector/Survey Tech	540		$13,500.00	$20,814.30	$6,075.00	$6,058.40		$46,447.70
Public Relations Coordinator	15		$518.85	$799.96		$197.82		$1,516.63
Reproduction & Postal Expense					$1,000.00			$1,000.00
Material QA							$43,712.02	$43,712.02
SUB-TOTALS =	2022		$82,407.78	$127,056.32	$23,275.00	$34,760.86	$44,712.02	$312,211.98
PHASE II - STREET IMPROVEMENT PROGRAM (2027)								
Estimated 8 Weeks (40 days) (320 hrs)								
(Dec 2026 thru Jan 2027)								
Project Manager	8		$526.32	$811.48		$200.67		$1,538.47
Project Engineer	50		$2,709.00	$4,176.74	$200.00	$1,062.86		$8,148.60
Design Engineer	100		$4,009.00	$6,181.08		$1,528.51	$1,000.00	$12,718.59
Survey Tech	100		$4,163.00	$6,418.51	$1,000.00	$1,737.23		$13,318.74
CADD Tech	40		$2,350.80	$3,624.46	$500.00	$971.29		$7,446.55
Public Relations Coordinator	4		$138.36	$213.32		$52.75		$404.44
Reproduction & Postal Expense					$500.00			$500.00
Cores, Borings & Soil Testing							$14,000.00	$14,000.00
SUB-TOTALS =	302		$13,896.48	$21,425.59	$2,200.00	$5,553.31	$15,000.00	$58,075.38
PHASE III - 2026 WATER MAIN & VALVE REPLACEMENT PROGRAM								
Estimated 18 Weeks (90 days) (720 hrs)								
(May thru Oct 2026)								
Project Manager	18		$1,184.22	$1,825.83		$451.51		$3,461.56
Resident Engineer	360		$20,354.40	$31,382.41	$4,050.00	$8,368.02		$64,154.84
Construction Inspector	720		$28,864.80	$44,503.75	$8,100.00	$12,220.28		$93,688.83
Inspector/Survey Tech	60		$2,497.80	$3,851.11	$675.00	$1,053.59		$8,077.49
Public Relations Coordinator	8		$276.72	$426.65		$105.51		$808.87
Reproduction & Postal Expense					$500.00			$500.00
Material QA								$0.00
SUB-TOTALS =	1166		$53,177.94	$81,989.75	$13,325.00	$22,198.90	$0.00	$170,691.59
PHASE II - 2027 VALVE REPLACEMENT PROGRAM								
Estimated 4 Weeks (20 days) (160 hrs)								
(Nov thru Dec 2026)								
Project Manager	4		$263.16	$405.74		$100.34		$769.24
Project Engineer	20		$1,130.80	$1,743.47		$431.14		$3,305.41
Design Engineer	40		$1,665.20	$2,567.41	$270.00	$675.39		$5,178.00
Survey Tech	24		$999.12	$1,540.44	$270.00	$421.43		$3,231.00
CADD Tech	8		$470.16	$724.89		$179.26		$1,374.31
Public Relations Coordinator			$0.00	$0.00		$0.00		$0.00
Reproduction & Postal Expense								$0.00
Cores, Borings & Soil Testing							$6,197.96	$6,197.96
SUB-TOTALS =	96		$4,528.44	$6,981.95	$540.00	$1,807.56	$6,197.96	$20,055.91

VILLAGE OF SCHAUMBURG
Engineering & Public Works Department
Phase II & Phase III - 2026 Street & Water Main Improvement Programs
Fiscal Year 2027 (May 2026 - April 2027)

COST ESTIMATE OF CONSULTANT SERVICES - CPFF

STAFF	MAN-HOURS	AVERAGE HOURLY RATES	LABOR COSTS	OVERHEAD @ 154.18%	IN-HOUSE DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL COSTS
Parking Lot Condition Assessment								
Estimated 12 Weeks (60 days) (480 hrs)								
(May 2026 thru Dec 2026)								
Project Manager	32		$2,352.00	$3,626.31		$896.75		$6,875.06
Project Engineer	80		$4,560.80	$7,031.84		$1,738.90		$13,331.54
Design Engineer	100		$4,163.00	$6,418.51	$450.00	$1,654.73		$12,686.24
Design Engineer	100		$4,009.00	$6,181.08	$450.00	$1,596.01		$12,236.09
CADD Tech	16		$940.32	$1,449.79		$358.52		$2,748.62
Public Relations Coordinator			$0.00	$0.00		$0.00		$0.00
Reproduction & Postal Expense					$122.45			$122.45
Cores, Borings & Soil Testing								$0.00
SUB-TOTALS =	328		$16,025.12	$24,707.53	$1,022.45	$6,244.90	$0.00	$48,000.00
PAVER / Pavement Management Support								
Estimated 4 Weeks (20 days) (160 hrs)								
(May 2026 thru April 2027)								
Project Manager	32		$2,352.00	$3,626.31		$896.75		$6,875.06
Project Engineer	40		$2,280.40	$3,515.92		$869.45		$6,665.77
Design Engineer			$0.00	$0.00		$0.00		$0.00
Design Engineer			$0.00	$0.00		$0.00		$0.00
CADD Tech			$0.00	$0.00		$0.00		$0.00
Public Relations Coordinator			$0.00	$0.00		$0.00		$0.00
Reproduction & Postal Expense								$0.00
Cores, Borings & Soil Testing								$0.00
SUB-TOTALS =	72		$4,632.40	$7,142.23	$0.00	$1,766.20	$0.00	$13,540.83

2025 STREET IMPROVEMENT TOTAL ENGINEERING COSTS

	MAN-HOURS	AVERAGE HOURLY RATES	LABOR COSTS	OVERHEAD @ 154.18%	IN-HOUSE DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL COSTS
TOTAL =	3986		$174,668.16	$269,303.37	$40,362.45	$72,331.73	$65,909.98	$622,575.69

Exhibit 1

Village of Schaumburg – 2026 Street Improvement Program Contract 2
Phase III Services

BASE SCOPE OF SERVICES

Layout/Observation – Services covered under this task include field marking of utility structure and storm sewer work, limits of concrete replacement, pavement butt joints, patching locations, bike path limits, striping, and sod restoration, as well as any spot-survey and setting of grade stakes necessary to complete the improvements. Task also includes inspection of all work to ensure contractor compliance with the contract documents, measurement and field source documentation of all pay item quantities and materials, and field documentation of any extra work.

Documentation – Services covered under this task include pay item quantity calculations, maintaining a project quantity book, preparation of pay estimates, construction budget and schedule updates, compiling a punchlist, and completing a job records box and project closeout.

CSR Coordination – Services covered under this task include responding to and addressing all construction related concerns received from Village residents, documenting the response through email and the Village's Customer Service Request system, coordination & scheduling of work with any affected businesses or other project stakeholders, preparation of resident concrete & brick paver reimbursement forms, daily web updates, and distribution of door hangers, letters, and other notifications.

Admin/Meetings – Services covered under this task include project start-up, preconstruction and weekly project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documentation and submittals. A Cook County ROW permit is anticipated to be required for bike path segments within this improvement.

Village of Schaumburg – 2027 Street Improvement Program Contract 2
Phase II Services

BASE SCOPE OF SERVICES

Field Services – Services covered under this task include localized spot surveys of the project site, inspection and assessment of existing utility structures, collection of existing utility information/atlases, creation of a CAD base file, and a constructability review of the proposed improvements.

Plans – Services covered under this task include creation of a CAD design file and plan sheets including cover sheet, general notes, summary of quantities, typical sections, roadway plans, drainage plans, and construction details.

Specifications – Services covered under this task include preparation of project specific special provisions, review and inclusion of applicable IDOT special provisions and highway standards, inclusion of geotechnical information, parking lot maintenance exhibits, and assembly of bid documents.

Quantities/Cost Estimate – Services covered under this task include calculation of project quantities, preparation of Summary of Quantities, Estimate of Probable Cost, and village pricing table, and bid tab review.

Admin – Services covered under this task include project start-up, kick-off meeting and regular project design meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, initial right-of-way permit form preparation, bid support, and QA/QC of project documents and submittals.

BASE SCOPE OF SERVICES

Layout/Observation – Services covered under this task include field marking of temporary fencing, utility structure and storm sewer work, limits of concrete removals, pavement patching limits, sod restoration, as well as verification of Contractor's layout marks and setting of survey control points as necessary to complete the improvements. Task also includes inspection of all work to ensure contractor compliance with the contract documents, measurement and field source documentation of all pay item quantities and materials, and field documentation of any extra work.

Documentation – Services covered under this task include pay item quantity calculations, maintaining a project quantity book, preparation of pay estimates, construction budget and schedule updates, compiling a punchlist, and completing a job records box and project closeout.

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Admin – Services covered under this task include project start-up, preconstruction and weekly project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documentation and submittals. Cook County and/or IDOT ROW permits are anticipated to be required for this improvement.

Village of Schaumburg – 2027 Valve Replacement Program
Phase II Services

BASE SCOPE OF SERVICES

Field Services – Services covered under this task include inspection and measurement of existing utility structures and pipe inverts, collection of existing utility information/atlases, creation of a CAD base file, and a constructability review of the proposed improvements.

Plans – Services covered under this task include creation of a CAD design file, design of the proposed work limits and scope, locating of valves, hydrants, and other appurtenances, and identification of potential conflicts. Plan sheets will include cover sheet, general notes, summary of quantities, valve replacement plans, and construction details.

Specifications – Services covered under this task include preparation of project specific special provisions, review and inclusion of applicable IDOT special provisions and highway standards, inclusion of geotechnical information, and assembly of bid documents.

Quantities/Cost Estimate – Services covered under this task include calculation of project quantities, preparation of Summary of Quantities, Estimate of Probable Cost, village pricing table, and bid tab review.

Admin – Services covered under this task include project start-up, kick-off meeting and regular project design meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, IDOT/Cook County Right-of-Way permit preparation, bid support, and QA/QC of project documents and submittals.

Village of Schaumburg – Parking Lot Condition Assessment
Phase I Services

BASE SCOPE OF SERVICES

Pavement Survey – Services covered under this task include field inspection and documentation of composite defects (type, severity, measurement) in each parking lot.

Pavement Analysis – Services covered under this task include validation & updating of current PAVER list of parking lots with EPW, validation & updating of current PAVER attributes for each parking lot to include area (as provided by EPW from GIS or measured in Google Earth), entering recorded defect data into PAVER software to obtain current PCI, and preparation of a report providing an overview of the work and results found as well as a 5-year suggested maintenance plan based on desired outcomes and limitations provided by EPW.

Admin – Services covered under this task include project start-up, kick-off meeting and as-needed project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documents and submittals.

Village of Schaumburg – PAVER / Pavement Management Support
Phase I Services

BASE SCOPE OF SERVICES

PAVER Maintenance – Services covered under this task include validation & updating of the PAVER database with current information as provided by EPW.

Pavement Management Support – Services covered under this task include planning of the 2027 Street and Bike Path programs based on desired outcomes and limitations provided by EPW.

Admin – Services covered under this task include project start-up, kick-off meeting and as-needed project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documents and submittals.

Exhibit 1

Village of Schaumburg – 2026 Street Improvement Program Contract 2
Phase III Services

BASE SCOPE OF SERVICES

Layout/Observation – Services covered under this task include field marking of utility structure and storm sewer work, limits of concrete replacement, pavement butt joints, patching locations, bike path limits, striping, and sod restoration, as well as any spot-survey and setting of grade stakes necessary to complete the improvements. Task also includes inspection of all work to ensure contractor compliance with the contract documents, measurement and field source documentation of all pay item quantities and materials, and field documentation of any extra work.

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Village of Schaumburg – 2027 Street Improvement Program Contract 2
Phase II Services

BASE SCOPE OF SERVICES

Field Services – Services covered under this task include localized spot surveys of the project site, inspection and assessment of existing utility structures, collection of existing utility information/atlases, creation of a CAD base file, and a constructability review of the proposed improvements.

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Specifications – Services covered under this task include preparation of project specific special provisions, review and inclusion of applicable IDOT special provisions and highway standards, inclusion of geotechnical information, parking lot maintenance exhibits, and assembly of bid documents.

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Village of Schaumburg – 2026 Water Main & Valve Replacement Program
Phase III Services

BASE SCOPE OF SERVICES

Layout/Observation – Services covered under this task include field marking of temporary fencing, utility structure and storm sewer work, limits of concrete removals, pavement patching limits, sod restoration, as well as verification of Contractor's layout marks and setting of survey control points as necessary to complete the improvements. Task also includes inspection of all work to ensure contractor compliance with the contract documents, measurement and field source documentation of all pay item quantities and materials, and field documentation of any extra work.

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Village of Schaumburg – 2027 Valve Replacement Program
Phase II Services

BASE SCOPE OF SERVICES

Field Services – Services covered under this task include inspection and measurement of existing utility structures and pipe inverts, collection of existing utility information/atlases, creation of a CAD base file, and a constructability review of the proposed improvements.

Plans – Services covered under this task include creation of a CAD design file, design of the proposed work limits and scope, locating of valves, hydrants, and other appurtenances, and identification of potential conflicts. Plan sheets will include cover sheet, general notes, summary of quantities, valve replacement plans, and construction details.

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Village of Schaumburg – Parking Lot Condition Assessment
Phase I Services

BASE SCOPE OF SERVICES

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Village of Schaumburg – PAVER / Pavement Management Support
Phase I Services

BASE SCOPE OF SERVICES

PAVER Maintenance – Services covered under this task include validation & updating of the PAVER database with current information as provided by EPW.

Pavement Management Support – Services covered under this task include planning of the 2027 Street and Bike Path programs based on desired outcomes and limitations provided by EPW.

Admin – Services covered under this task include project start-up, kick-off meeting and as-needed project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documents and submittals.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Finance Department Monthly Report for January 2026
02/24/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026 January Finance Monthly Report.pdf

FINANCE DEPARTMENT MONTHLY REPORT

January 2026

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

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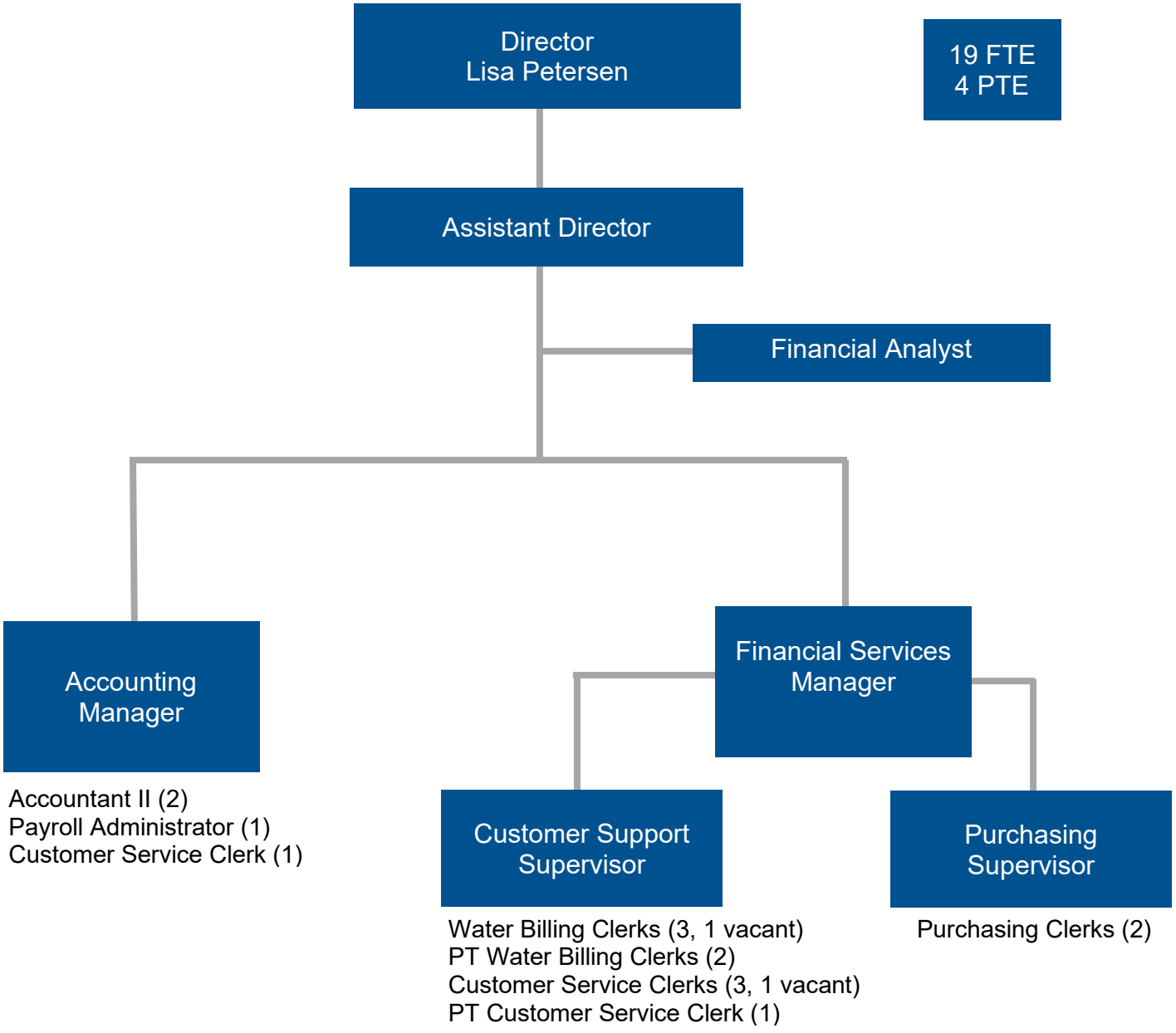
ORGANIZATION CHART



DEPARTMENT OVERVIEW

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

There are three divisions within the Finance Department:

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

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

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

KEY ACTIVITIES

- Finance Management held FY26/27 Budget development meetings with all departments and provided projections and budgets for all Salary and Benefits accounts.
- The Licensing team continued to assist business customers obtain 2026 business licenses through the new OpenGov platform.
- The Finance Director presented the 2026 Business Plan for the Renaissance Schaumburg Hotel and Convention Center to the FLAGG Committee.

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 December totaled $3,019,937. Expenditures for the period totaled $2,540,580. Year-to-date expenditures exceed projections by $13,742,722 primarily due to Capital Outlay related to ongoing renovation projects.

Hotel/Convention Center Fund (590)

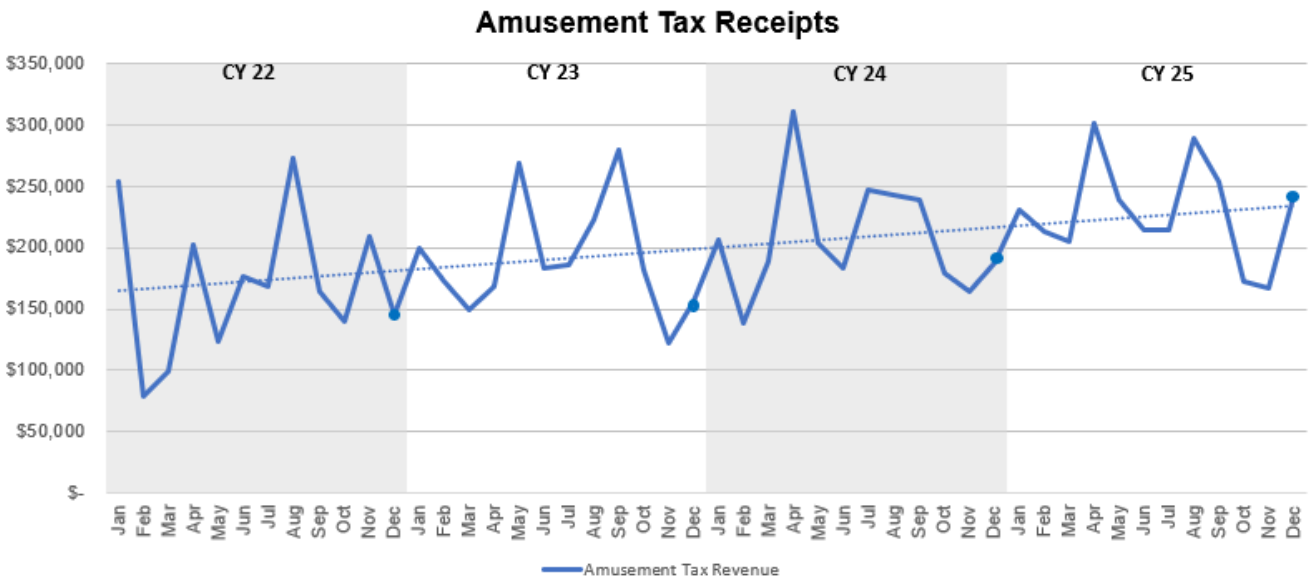
The Hotel and Convention Center Fund accounts for the receipt of various revenues earmarked for payment of debt on the bonds issued to fund the construction of the property. A total of $1,296,603 was earned as revenue in the Hotel and Convention Center Fund in December.

The Hotel Tax receipts portion of these deposits was $445,881, which was above the projected amount of $227,683, due to payments from delinquent taxpayers the prior month. The Food and Beverage Tax receipts portion of these deposits was $381,313, which was above the projected amount of $271,347. The Amusement Tax receipts were $241,169, which was above the projected amount of $170,360. The remaining deposits of $228,240 are made up of other revenues including $172,380 in interest earned from investments.

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

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

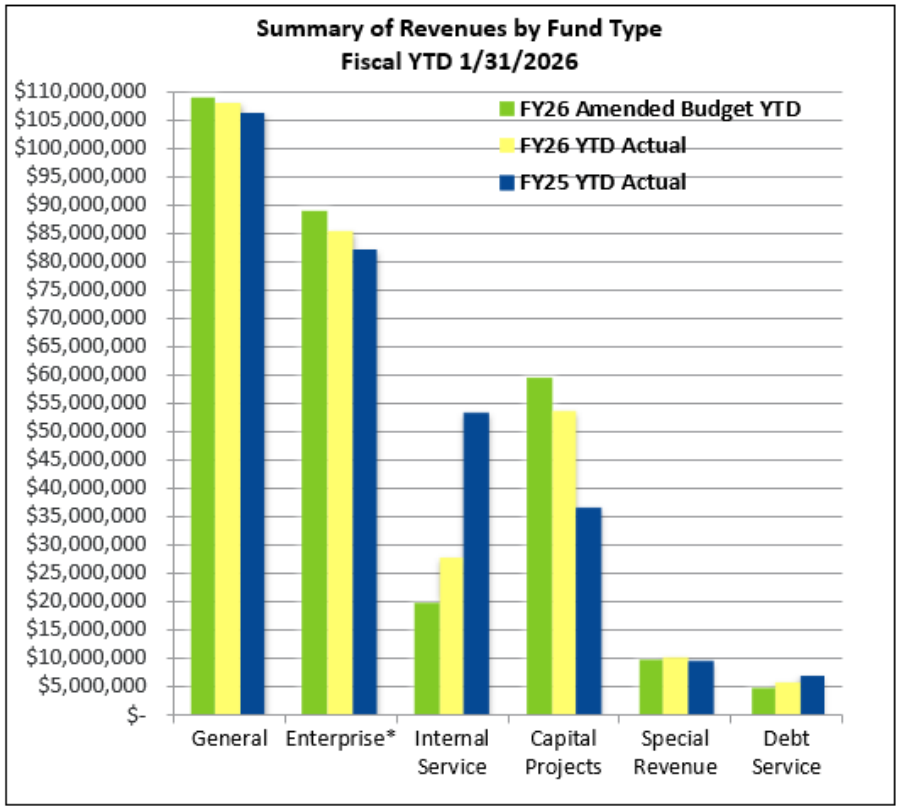
Amusement Tax – 100% of receipts are used to support the Hotel and Convention Center. Therefore, these revenues are reported on a calendar year basis to be consistent with the facility's budget. December tax receipts, which reflect November sales, totaled $241,169, a $53,826 or 28.7% increase compared to the same month last year. There was one delinquent business.

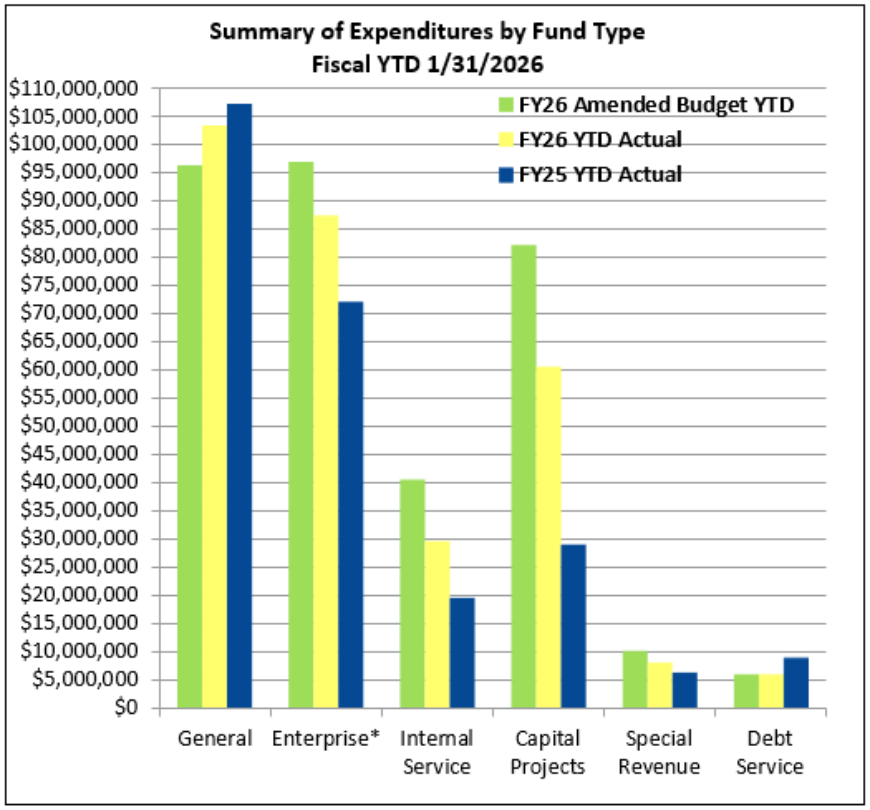


Baseball Fund

The Schaumburg Boomers baseball team occupies Wintrust stadium. There is no debt outstanding. YTD expenses exceed revenues by $724,675 including a non-cash charge for depreciation of $525,000

REVENUE & EXPENSES BY FUND TYPE





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

GENERAL FUND

For January, General Fund revenues totaled $15,020,031 and expenditures totaled $13,210,002 resulting in an operating surplus of $1,810,028. From a budget perspective, we expected revenues to exceed expenditures by $5,753,331 in January.

Further details of revenues and expenditures are provided below.

	MTD Amended Budget	MTD Actual	YTD Amended Budget	YTD Actual
Revenues	$ 15,361,488	$ 15,020,031	$108,995,694	$ 108,131,669
Expenditures	$ 9,608,157	$ 13,210,002	$ 96,190,966	$ 103,215,627
Excess (Deficiency)	$ 5,753,331	$ 1,810,028	$ 12,804,728	$ 4,916,043

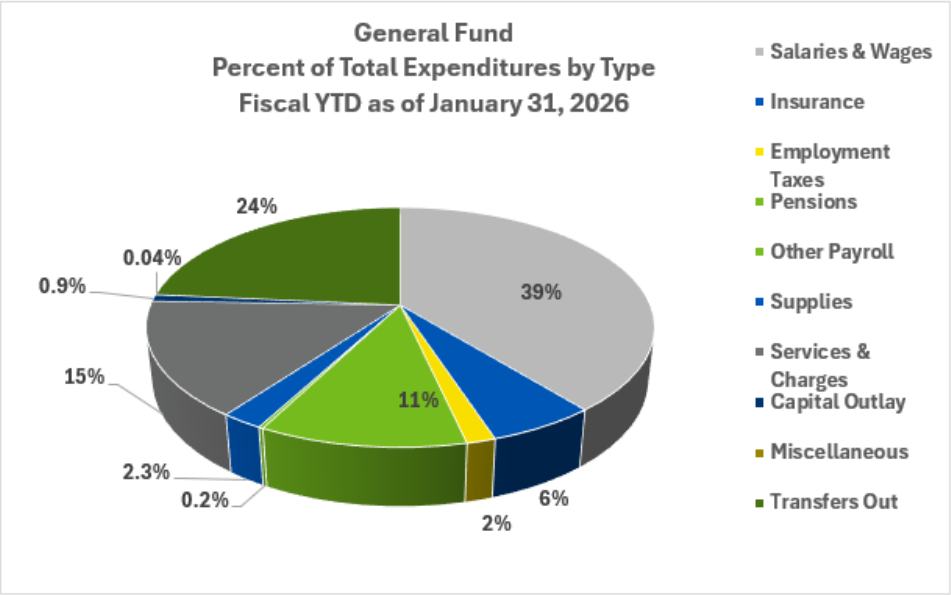
Revenues in the General Fund for January totaled $15,020,031 which was 2.2% below budgeted amounts of $15,361,488.

General Fund Revenue Type	MTD Amended Budget	MTD Actual	$ Variance	% Variance	YTD Amended Budget	YTD Actual	$ Variance	% Variance
Taxes	$ 7,557,643	$ 7,803,540	$ 245,897	3.3%	$ 47,117,980	$ 45,635,792	$ (1,482,188)	(3.1%)
Licenses & Permits	726,628	284,761	(441,867)	(60.8%)	3,596,418	3,429,767	(166,651)	(4.6%)
Intergovernmental	5,435,378	5,484,558	49,180	0.9%	44,294,970	45,937,308	1,642,338	3.7%
Charges for Services	1,128,019	755,508	(372,511)	(33.0%)	8,699,706	8,086,850	(612,856)	(7.0%)
Fines & Forfeits	159,457	132,107	(27,350)	(17.2%)	1,410,394	1,291,093	(119,301)	(8.5%)
Investment Income	187,500	(3,168)	(190,668)	(101.7%)	1,687,500	1,072,864	(614,636)	(36.4%)
Miscellaneous	44,395	485,257	440,862	993.0%	1,086,512	1,980,783	894,271	82.3%
Operating Transfers	122,468	77,468	(45,000)	(36.7%)	1,102,214	697,214	(405,000)	(36.7%)
Total Revenue	**$ 15,361,488**	**$ 15,020,031**	**$ (341,457)**	**(2.2%)**	**$ 108,995,694**	**$ 108,131,669**	**$ (864,025)**	**(0.8%)**

** 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.

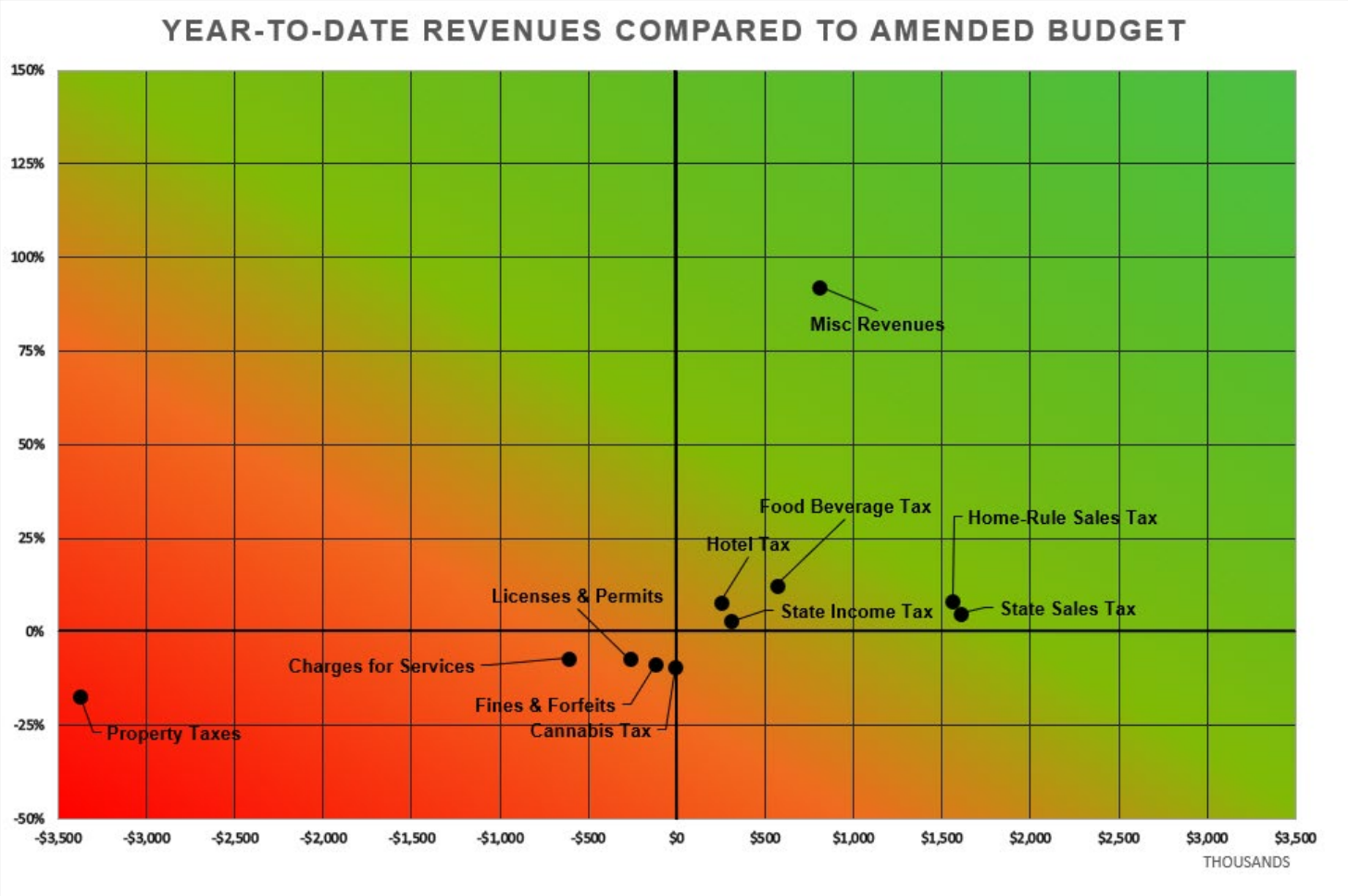
Expenditures in the General Fund for January totaled $13,210,002; which is 37.5% above budgeted amounts of $9,608,157. The variance is mainly due to the receipt of property taxes and distribution from the General Fund to the Police and Fire Pension Funds.

General Fund Expense Type	MTD Amended Budget	MTD Actual	$ Variance	% Variance	YTD Amended Budget	YTD Actual	$ Variance	% Variance
Salaries & Wages	$ 4,359,849	$ 4,467,273	$ 107,424	2.5%	$ 44,227,007	$ 40,368,516	$ (3,858,491)	(8.7%)
Insurance	668,753	668,859	106	0.0%	6,018,775	6,019,824	1,049	0.0%
Employment Taxes	166,198	177,935	11,737	7.1%	1,663,259	1,604,859	(58,400)	(3.5%)
Pensions	1,049,782	4,502,343	3,452,562	328.9%	14,743,681	11,451,888	(3,291,792)	(22.3%)
Other Payroll	15,740	16,071	331	2.1%	290,178	251,343	(38,834)	(13.4%)
Supplies	291,149	198,444	(92,705)	(31.8%)	2,762,173	2,336,395	(425,778)	(15.4%)
Services & Charges	2,047,005	1,823,797	(223,208)	(10.9%)	17,398,661	15,939,463	(1,459,198)	(8.4%)
Capital Outlay	107,071	452,773	345,701	322.9%	963,642	921,963	(41,679)	(4.3%)
Miscellaneous	2,083	1,981	(102)	(4.9%)	18,850	39,208	20,358	108.0%
Operating Transfers Out	900,527	900,527	(0)	(0.0%)	8,104,740	24,282,168	16,177,428	199.6%
Total Expenditures	**$ 9,608,157**	**$ 13,210,002**	**$ 3,601,846**	**37.5%**	**$ 96,190,966**	**$ 103,215,627**	**$ 7,024,661**	**7.3%**



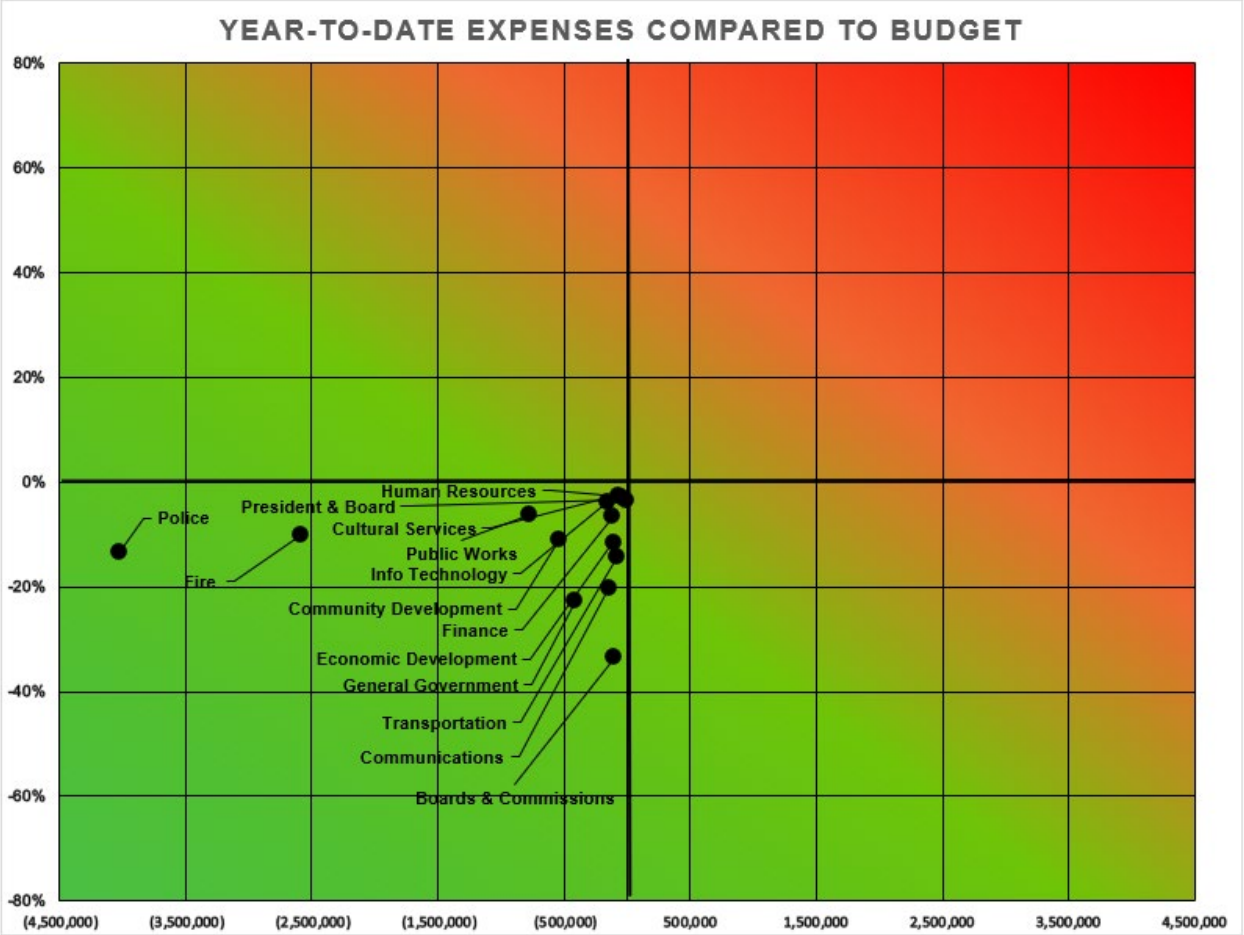
YEAR TO DATE GENERAL FUND REVENUES

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.

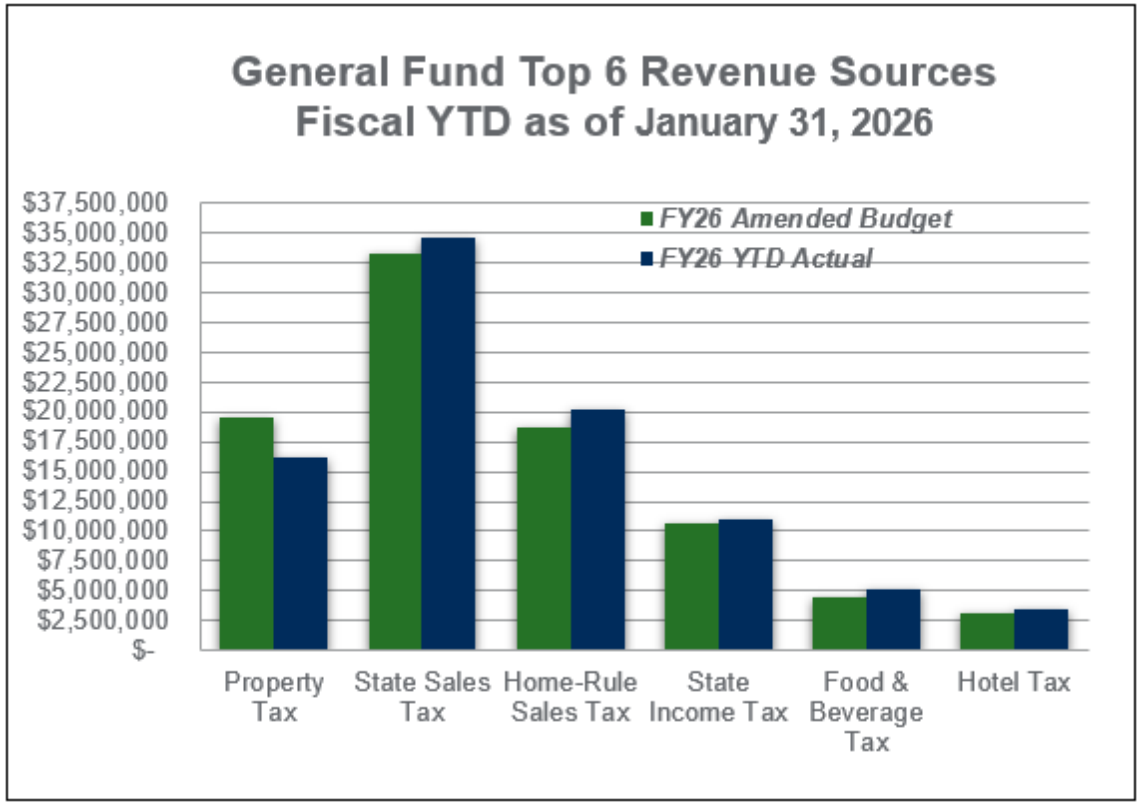


YEAR TO DATE GENERAL FUND EXPENSES

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.



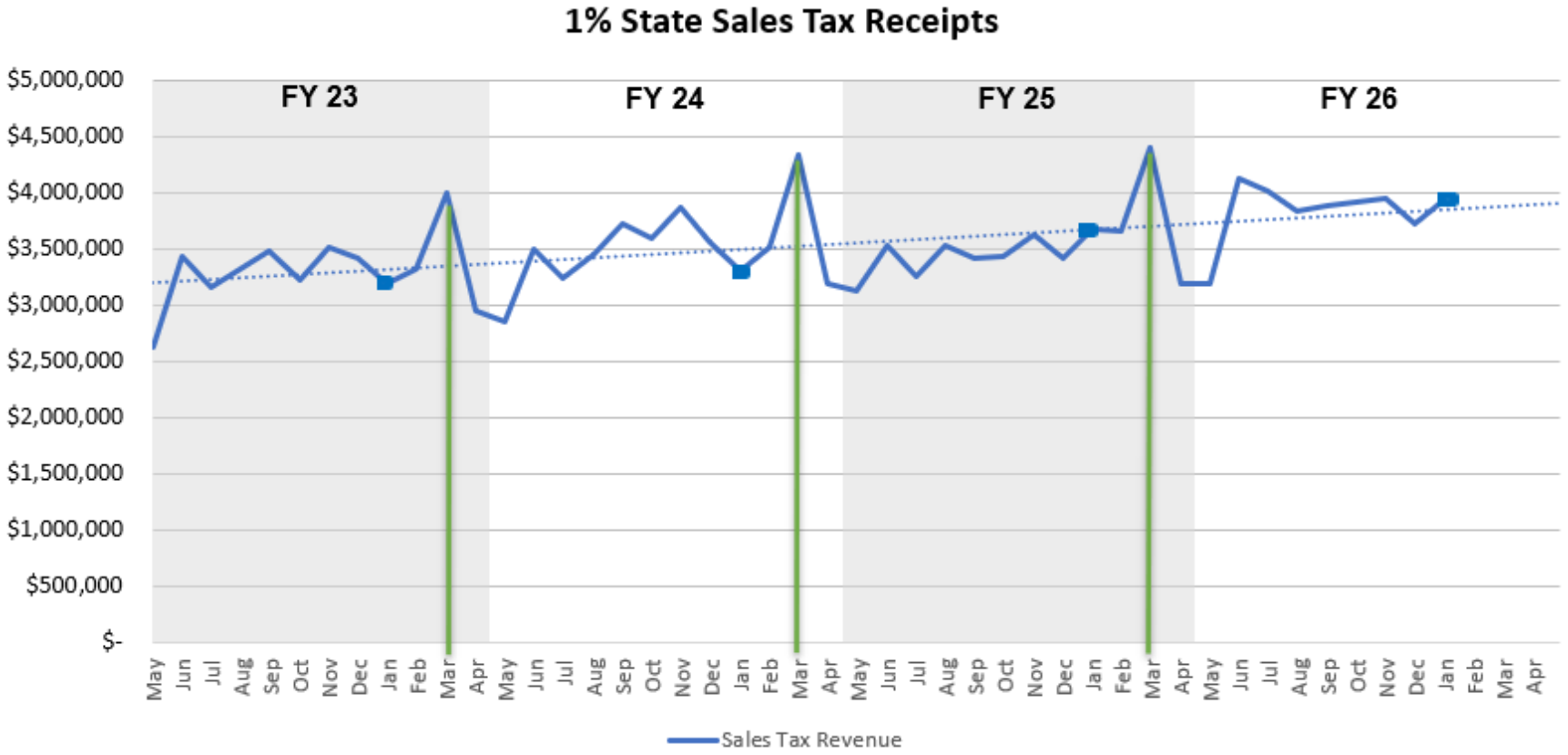
ANALYSIS OF KEY REVENUES



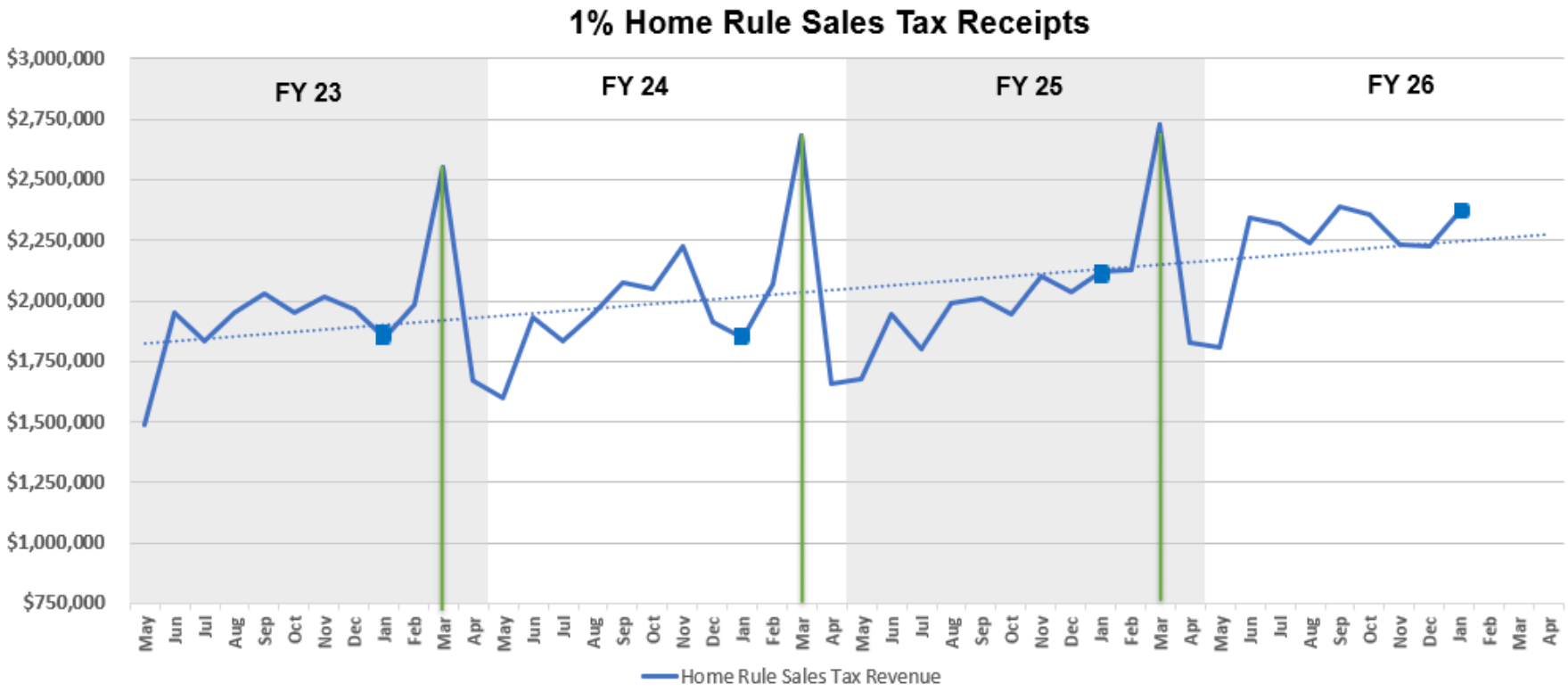
**The property tax budget spreads have been adjusted due to the delay in distributions. We have started receiving distributions from the second installment of property taxes, which was due December 15, 2025.

January **State Sales** tax receipts (General Fund), which were for October sales, totaled $3,941,250, a $262,860 or a 7.2% increase compared to the same month last year. The tallest points in this chart reflect March revenues, which correspond to December sales.

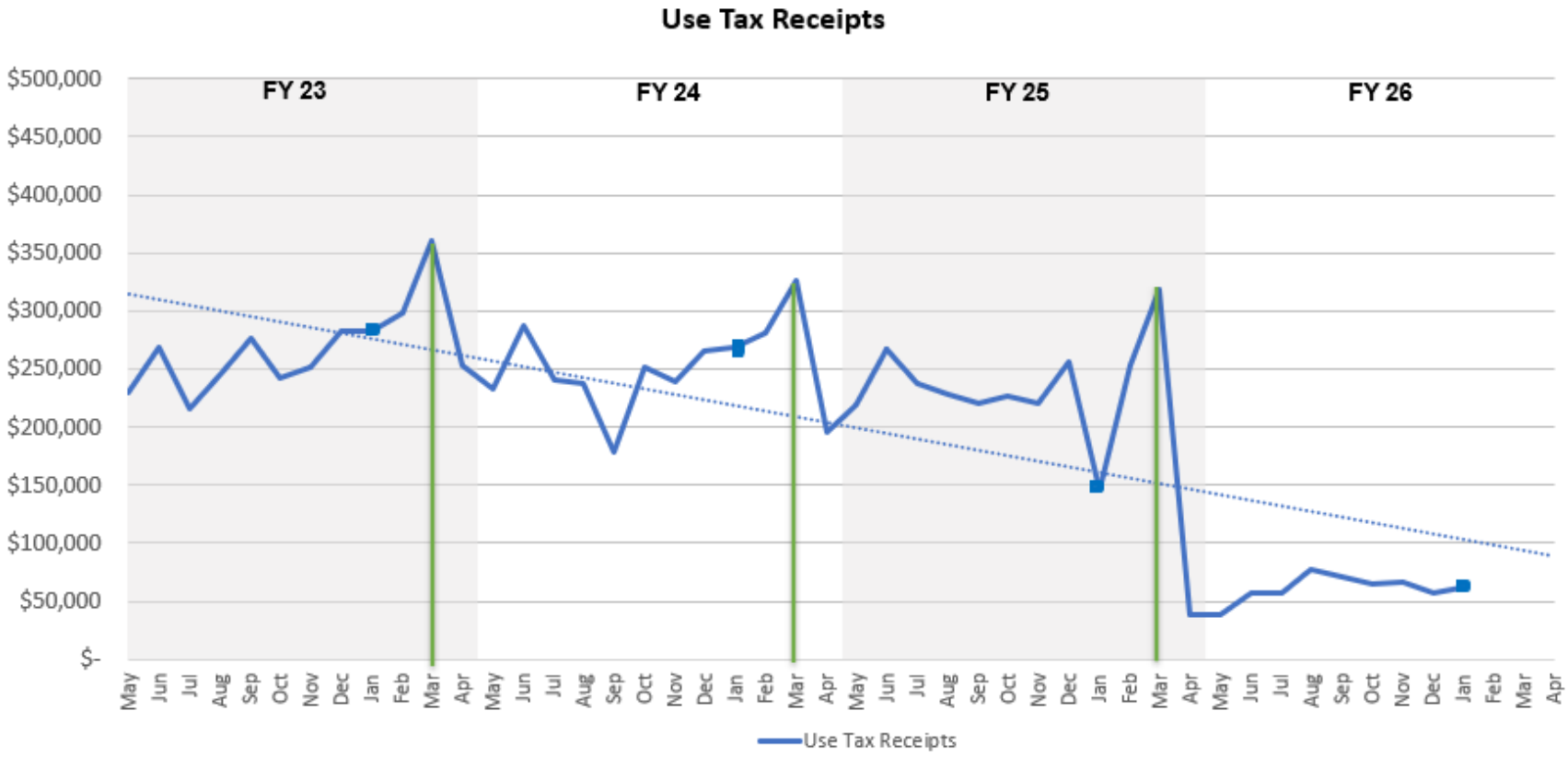
After reviewing Illinois Department of Revenue sales tax remittances, we observed that Tesla's remittances to the Village have declined significantly following changes in their business processes. We notified the Illinois Department of Revenue, and they are reviewing this business practice change. Depending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



January **Home Rule Sales** tax receipts (General Fund), which were for October sales, totaled $2,371,734, a $248,823 or an 11.4% increase compared to the same month last year. The tallest points in this chart reflect March revenues, which correspond to December sales.

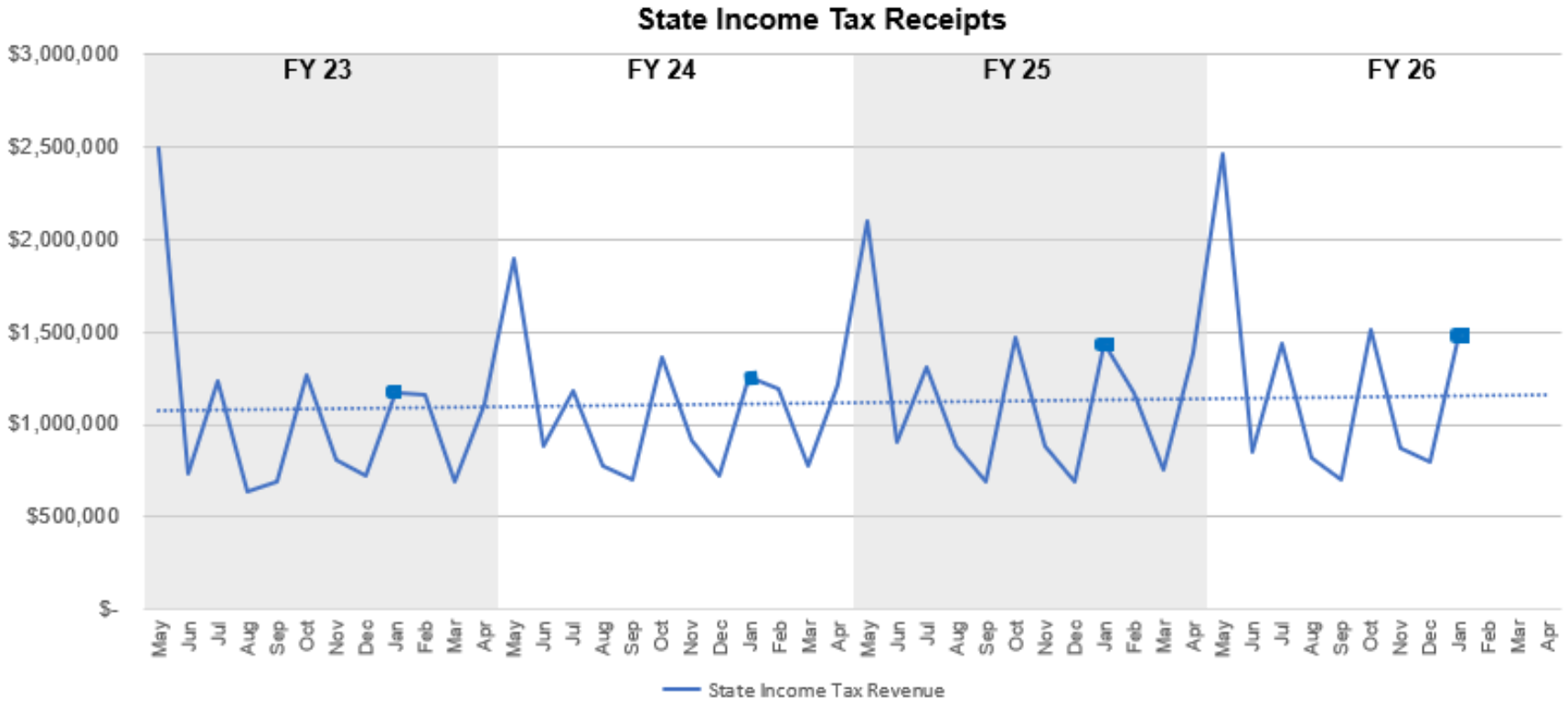


January **Use Tax** receipts, which were for October activity, totaled $62,535 an $83,312 or -57% decrease, compared to the same month last year. Use Tax receipts are currently allocated to the Capital Improvement Project (CIP) Fund and the Building Replacement Fund. IML reports: *Use Tax distributions continue to fall, and this rate of decline is expected to pick up once recent legislative changes come into effect. However, the Leveling the Playing Field Act, which established the collection of locally-imposed sales taxes on remote retailers and marketplace sales, municipalities can expect increased sales tax revenue.* The Village uses IML Use tax projections for budgeting, so this change was factored into the Revised FY25/26 Budget of $883,809.

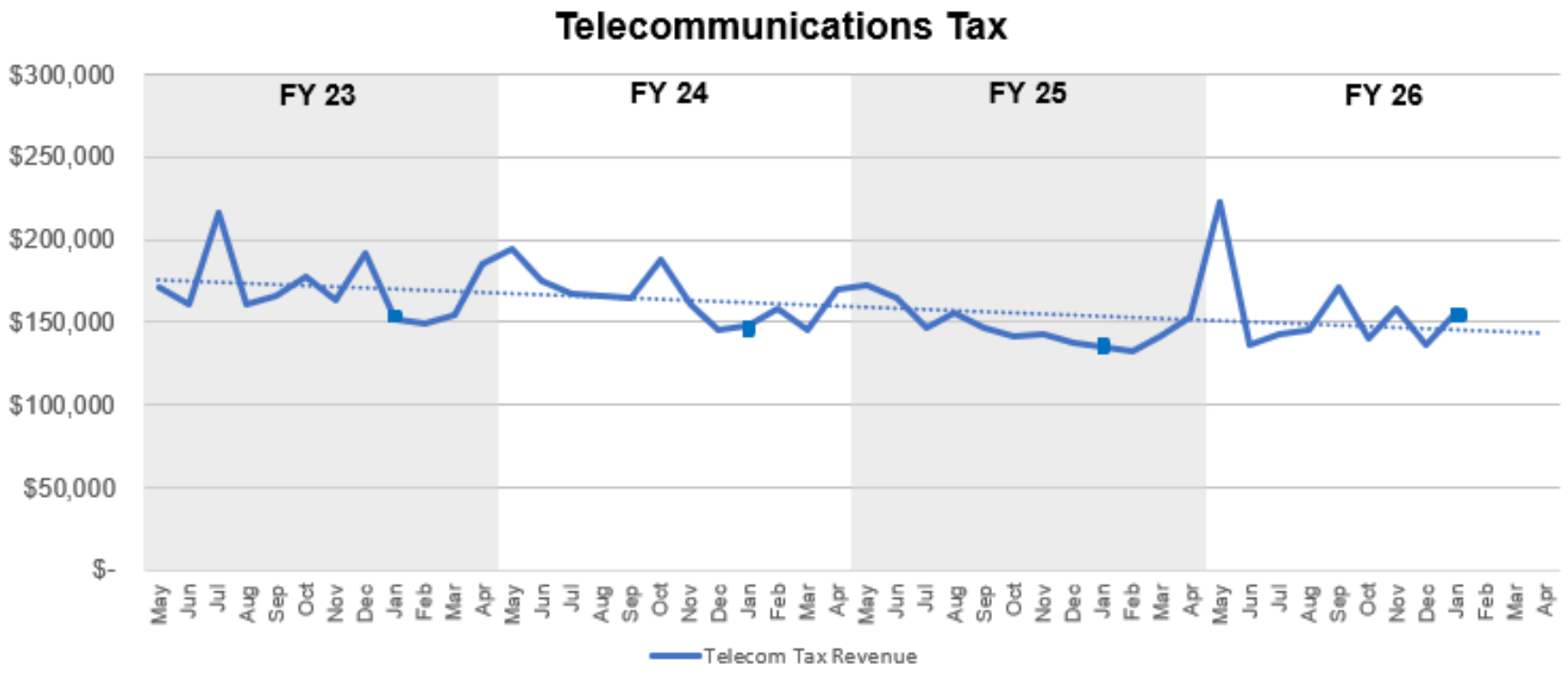


January **State Income Tax,** which are for December receipts, totaled $1,498,338, a $59,753 or 4.2% increase compared to the same month last year.

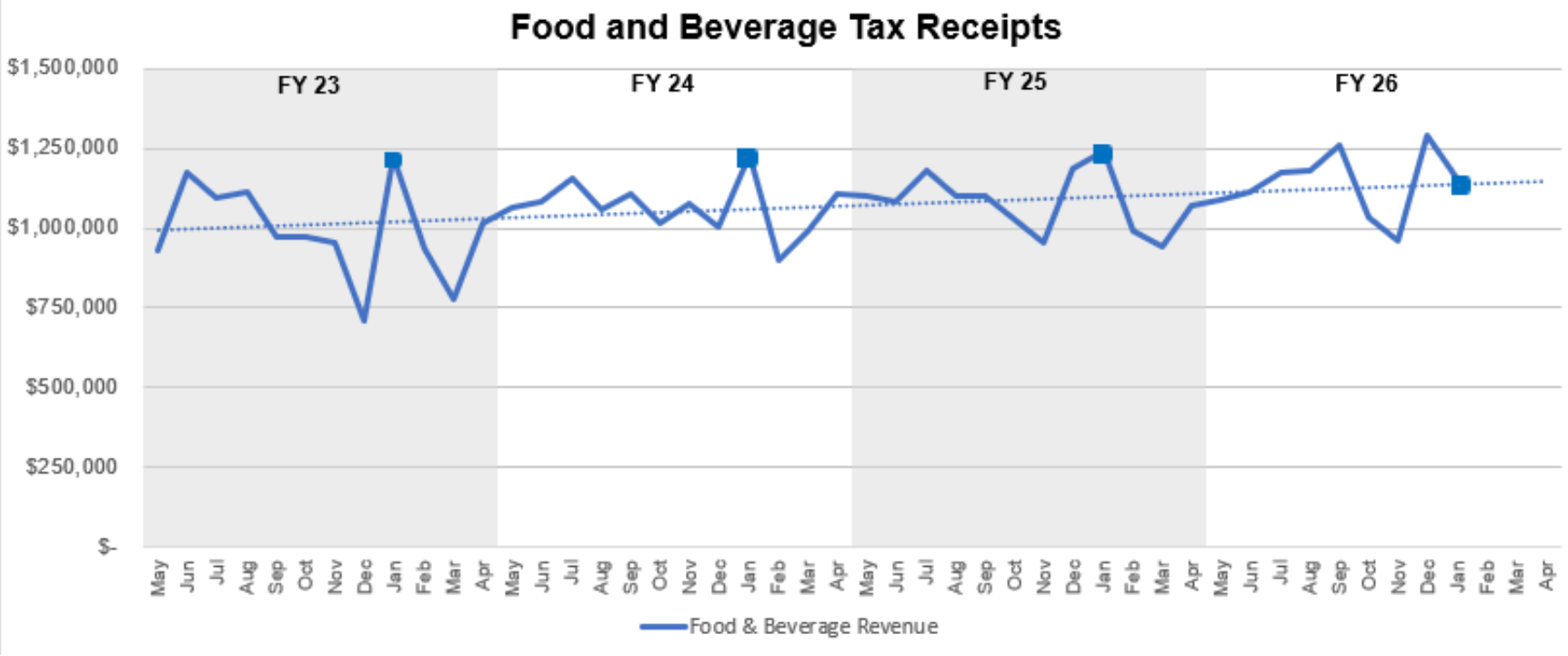
The State is distributing 6.47% of Income taxes to the Local Government Distributive Fund (LGDF), up from 6.16%, but still below the original allocation of 10%. The Village continues to advocate for restoration of this tax through its Legislative Action Plan.



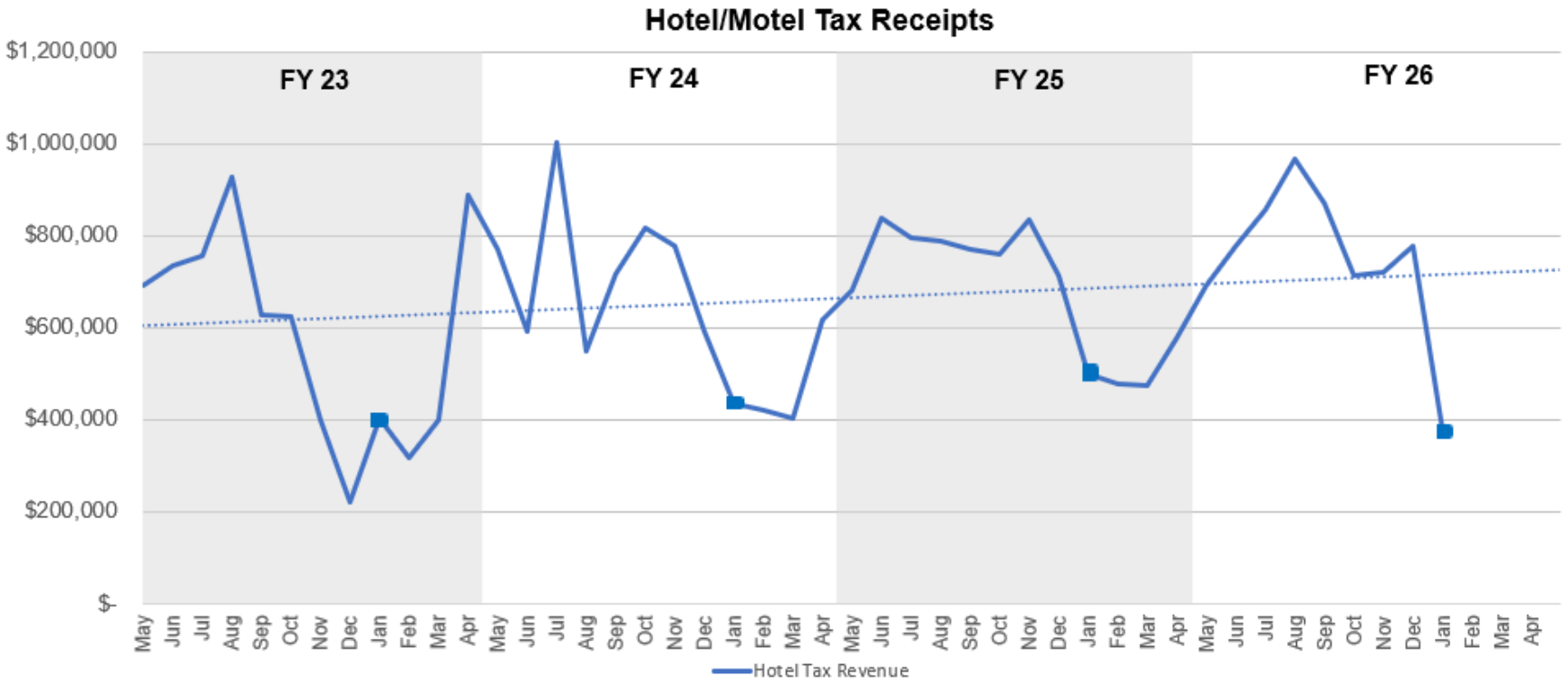
January **Telecommunications Tax** receipts, which represent October activity, totaled $155,773, a $20,416 or 15.1% increase compared to the same month last year.



January **Food and Beverage Tax** receipts, which reflect December sales, totaled $1,151,790, an $89,892 or -7.2% decrease compared to the same month last year. There were 78 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.



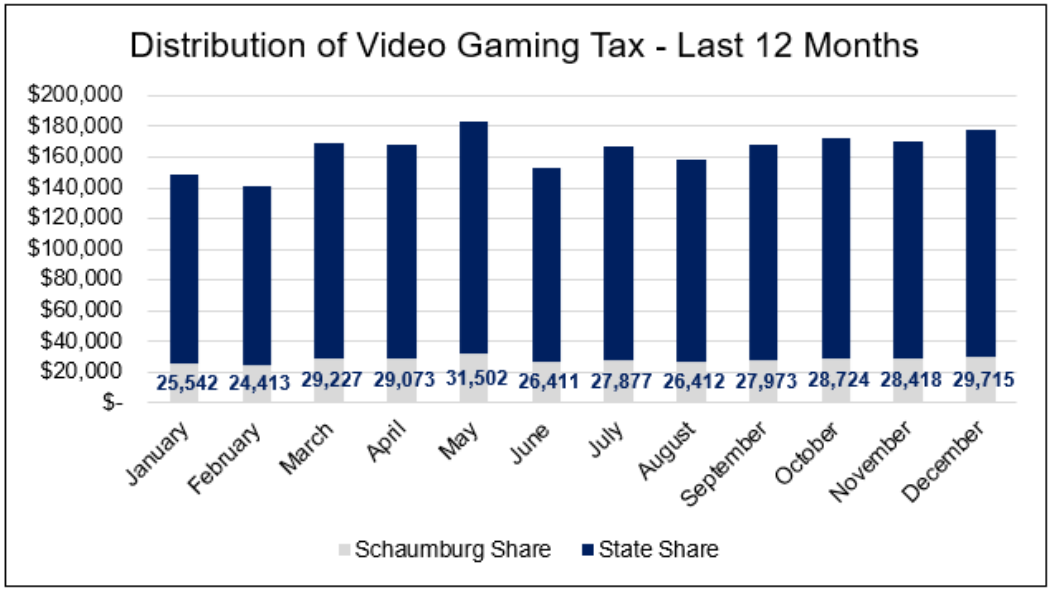
January **Hotel Tax** receipts totaled $377,039 which is a $123,566 or -24.7% decrease compared to the same month last year. There were eight delinquent taxpayers. Finance staff are communicating with these businesses and expect full compliance. Currently there are 35 active hotel/motel taxpayers, 31 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 December 2025.

In December 2025, gaming tax revenue of $29,715 was collected, contributing to a rolling 12-month total of $335,287. Displayed on the right is a listing of existing establishments along with their counts of VGTs.



Video Gaming December 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 $111,338 during January, a 143% increase from the same month last year, bringing the cumulative revenue for this fiscal year to $598,423. A total of 147 stamps were issued in January compared to 166 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 January, which represent December sales, totaled $69,108, which is $1,822 or 2.7% higher compared to the same month last year. There were two delinquent taxpayers that Finance is working with to gain compliance. YTD revenues are $599,337and 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 $88,862. 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.

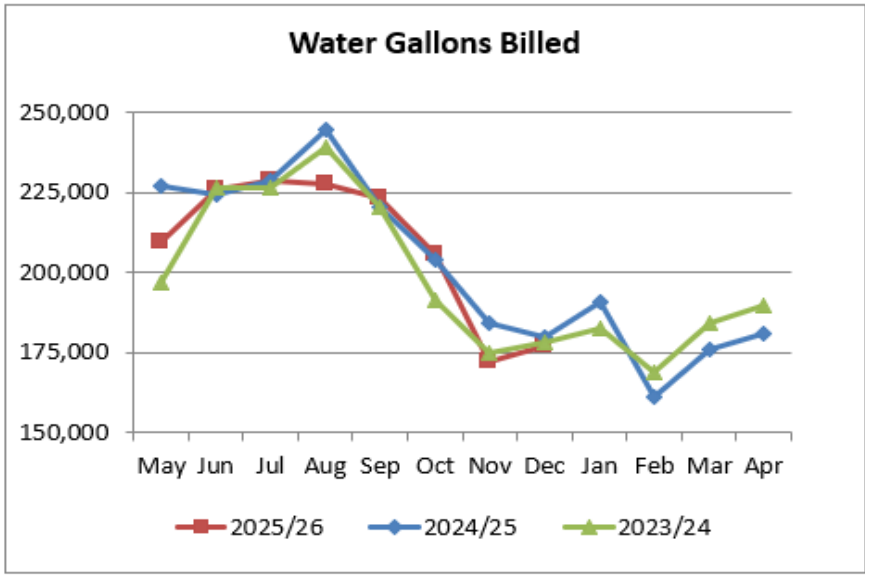
Electricity Tax the Village received $323,426 in January from ComEd for the Municipal Electric Utility tax. Proceeds from this tax are recorded in the Capital Improvement Fund. The fiscal year-to-date total is $2,740,729; $3.8 million annually is projected.

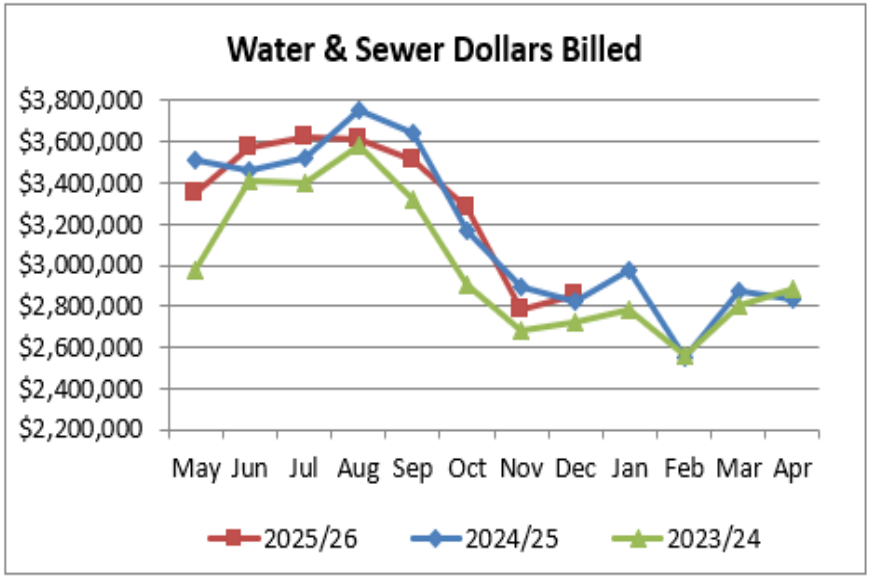
CPI (Consumer Price Index) From the December Report, CPI for Chicago-Naperville-Elgin area rose 2.2% year-over-year. The index for all items less food and energy increased 1.9% over the year. Food prices rose 1.9%. Energy prices rose 6.5%. The January 2026 CPI report is not yet available.

PCE (Personal Consumption Expenditures). From the same month one year ago, the PCE price index for November increased 2.8%. Excluding food and energy, the PCE price index increased 2.8% from one year ago. The Bureau of Economic Analysis has not updated this index since November.

PPI (Producer Price Index) for final demand increased 0.5% in December. Prices for final demand services advanced 0.7%, and the index for final demand goods was unchanged. Prices for final demand rose 3.0% in 2025.

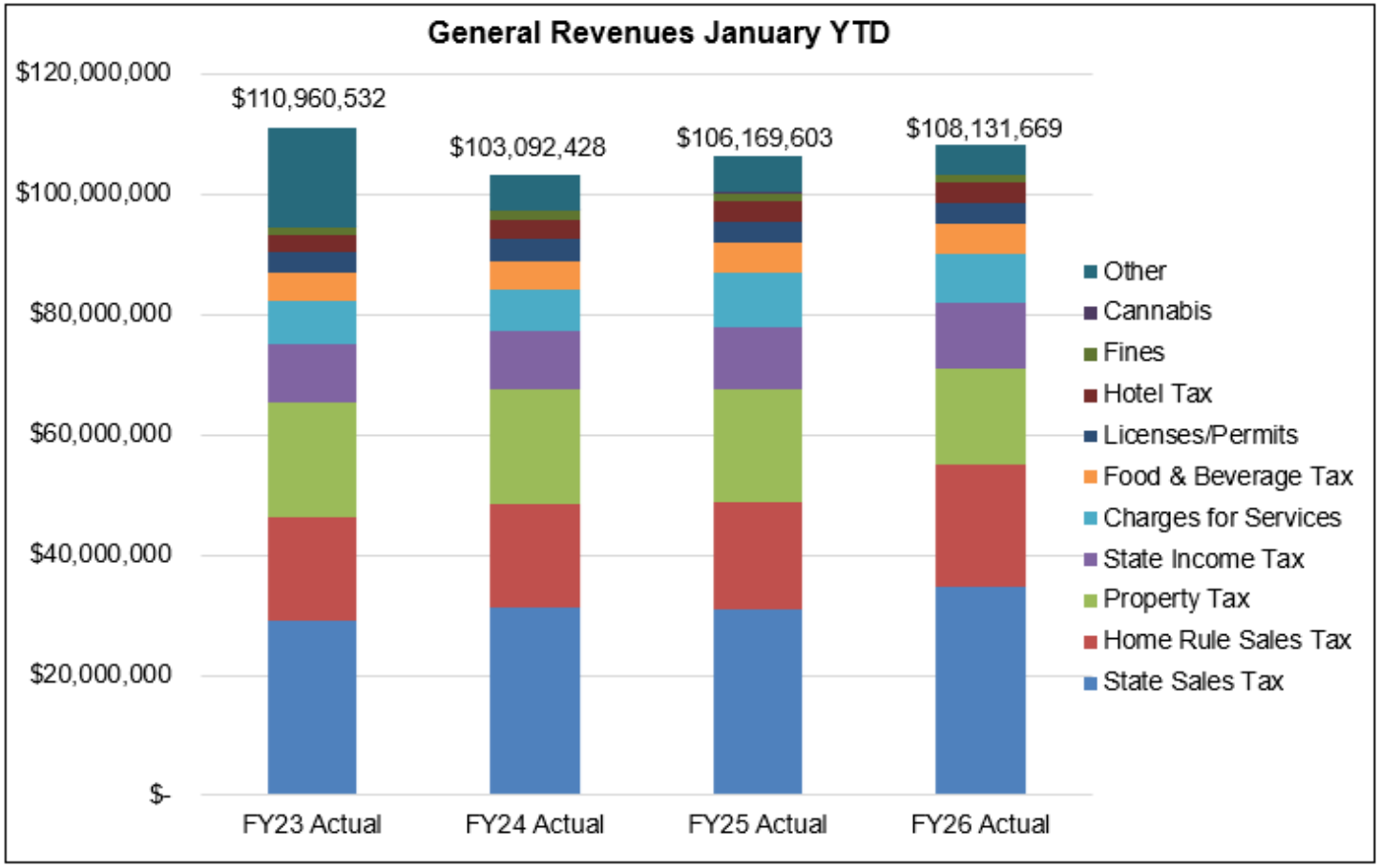
Description	December 2024 Number	December 2024 Amount	December 2025 Number	December 2025 Amount	YTD FY25/26 Number	YTD FY25/26 Amount
Bills Sent	26,473	$2,820,863	26,686	$2,856,994	214,272	$26,596,362
Shut Off Notices Sent	635	$190,895	668	$184,305	5,042	$1,317,795
Services Shut Off	41	N/A	37	N/A	272	N/A
Penalties	3,906	$41,275	3,730	$32,914	29,048	$294,781
New Direct Debit Accounts	81	N/A	84	N/A	882	N/A
Total Direct Debits	7,530	N/A	8,148	N/A	63,460	N/A
Direct Debits as % of Total Invoices	28.4%	N/A	30.5%	N/A	29.6%	N/A



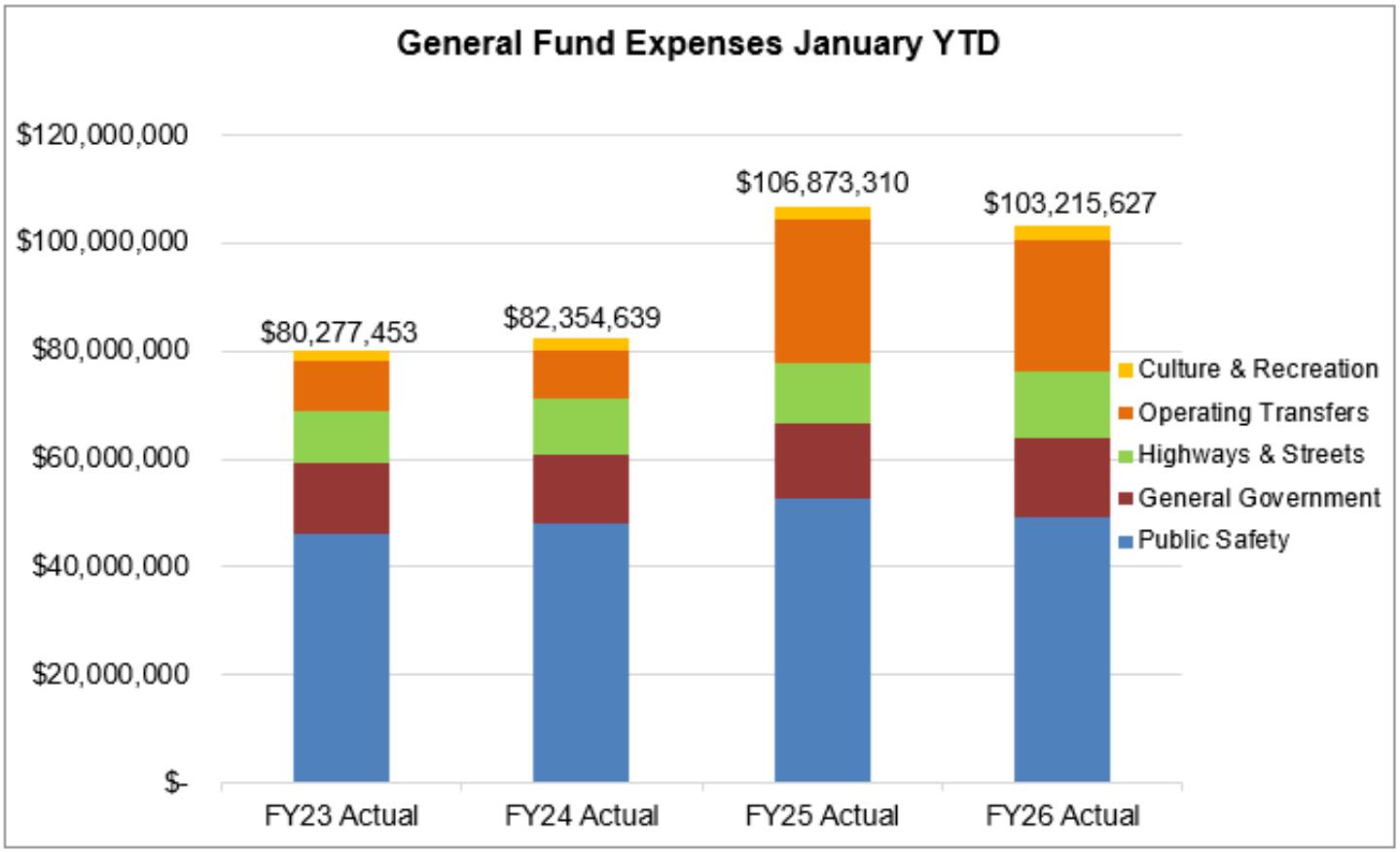


General Fund Historical Trends

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



General Fund Historical Trends



Monthly Financial Report - General Fund
January 31, 2026

	Current Month				YTD Actual					
	FY26 Amended Budget	Actual	$ Variance	% Variance	FY26 Amended Budget	Actual	$ Variance	% Variance	FY26 Amended Budget	YTD Actual % of Original Budget
Revenues										
State Sales Tax	$ 4,253,999	$ 3,941,250	$ (312,749)	(7.4%)	$ 33,344,731	$ 34,610,069	$ 1,265,339	3.8%	$ 46,360,000	74.7%
Property Taxes	4,032,211	4,613,831	581,620	0.0%	19,479,582	16,106,799	(3,372,783)	(17.3%)	19,479,582	82.7%
Home-Rule Sales Tax	2,254,477	2,371,735	117,258	5.2%	18,704,882	20,264,794	1,559,912	8.3%	25,800,000	78.5%
State Income Tax	1,475,518	1,498,338	22,820	1.5%	10,638,640	10,946,947	308,307	2.9%	14,033,949	78.0%
Food & Beverage Tax	502,497	575,769	73,272	14.6%	4,522,475	5,088,886	566,411	12.5%	6,029,967	84.4%
Hotel Tax	347,707	188,520	(159,187)	(45.8%)	3,129,365	3,379,433	250,069	8.0%	4,172,486	81.0%
Cannabis Tax	10,890	12,401	1,511	13.9%	98,010	88,862	(9,148)	(9.3%)	130,680	68.0%
Licenses & Permits	726,628	284,761	(441,867)	(60.8%)	3,596,418	3,429,767	(166,651)	(4.6%)	4,103,949	83.6%
Charges for Services	1,122,519	755,508	(367,011)	(32.7%)	8,656,706	8,086,850	(569,856)	(6.6%)	11,556,179	70.0%
Fines & Forfeits	159,457	132,107	(27,350)	(17.2%)	1,410,394	1,291,093	(119,301)	(8.5%)	1,847,135	69.9%
Other	352,116	568,343	216,227	61.4%	4,312,278	4,140,957	(171,321)	(4.0%)	5,666,646	73.1%
Transfers In	122,468	77,468	(45,000)	(36.7%)	1,102,214	697,214	(404,999)	(36.7%)	1,469,618	47.4%
Total Revenues	**$ 15,360,488**	**$ 15,020,031**	**$ (340,455)**	**(2.2%)**	**$ 108,995,694**	**$ 108,131,671**	**$ (864,022)**	**(0.8%)**	**$ 140,650,191**	**76.9%**
Expenditures										
President & Board	$ 30,532	$ 24,784	$ (5,748)	(18.8%)	$ 300,984	$ 290,693	$ (10,291)	(3.4%)	$ 392,580	74.0%
Boards & Commissions	23,534	25,034	1,500	6.4%	298,743	198,780	(99,963)	(33.5%)	369,345	53.8%
General Government	170,481	193,109	22,628	13.3%	1,808,606	1,396,667	(411,939)	(22.8%)	2,320,048	60.2%
Communications	71,500	46,102	(25,398)	(35.5%)	698,692	556,547	(142,145)	(20.3%)	913,193	60.9%
Finance	167,813	155,361	(12,452)	(7.4%)	1,754,929	1,640,695	(114,234)	(6.5%)	5,583,369	29.4%
Info Technology	648,877	389,125	(259,752)	(40.0%)	4,141,600	3,990,751	(150,849)	(3.6%)	5,274,093	75.7%
Human Resources	148,005	139,519	(8,486)	(5.7%)	1,637,829	1,591,076	(46,753)	(2.9%)	2,100,573	75.7%
Cultural Services	209,079	190,358	(18,721)	(9.0%)	2,702,484	2,632,915	(69,569)	(2.6%)	3,329,722	79.1%
Police	2,303,717	5,047,710	2,743,993	119.1%	30,181,183	26,163,924	(4,017,259)	(13.3%)	38,474,893	68.0%
Fire	2,921,495	3,984,003	1,062,508	36.4%	25,577,612	22,989,188	(2,588,424)	(10.1%)	33,284,078	69.1%
Public Works	1,381,688	1,437,073	55,385	4.0%	12,505,228	11,730,733	(774,495)	(6.2%)	16,546,292	70.9%
Community Development	508,696	572,477	63,781	12.5%	4,960,596	4,423,492	(537,104)	(10.8%)	6,486,685	68.2%
Economic Development	66,102	54,808	(11,294)	(17.1%)	954,832	844,658	(110,174)	(11.5%)	1,292,220	65.4%
Transportation	56,111	50,013	(6,098)	(10.9%)	562,908	483,342	(79,566)	(14.1%)	731,240	66.1%
Excess Reserve Distribution	-	-	-	0.0%		16,177,428	16,177,428	0.0%	-	0.0%
Operating Transfers Out	900,527	900,527	-	0.0%	8,104,740	8,104,740	-	0.0%	10,806,320	75.0%
Total Expenditures	**$ 9,608,157**	**$ 13,210,002**	**$ 3,601,846**	**37.5%**	**$ 96,190,966**	**$ 103,215,627**	**$ 7,024,663**	**7.3%**	**$ 127,904,652**	**80.7%**
Surplus (Deficit)	**$ 5,752,331**	**$ 1,810,029**	**$ (3,942,300)**		**$ 12,804,729**	**$ 4,916,044**	**$ (7,888,685)**		**$ 12,745,539**	

Monthly Financial Report - January 31, 2026
Water Utility Fund

	Current Month				YTD Actual					
	FY26 Amended Budget	Actual	$ Variance	% Variance	FY26 Amended Budget	Actual	$ Variance	% Variance	Total Amended Budget	YTD Actual % Amended Budget
Revenues										
W & S Charges	$ 2,973,027	$ 2,923,711	$ (49,316)	(1.7%)	$ 30,559,980	$ 29,487,523	$ (1,072,457)	(3.5%)	$ 39,640,817	74.4%
Tap On Fees	11,667	-	(11,667)	(100.0%)	105,000	53,900	(51,100)	(49%)	140,000	38.5%
Other Revenue	107,352	15,809	(91,543)	(85.3%)	966,168	461,102	(505,066)	(52.3%)	1,288,224	35.8%
Total Revenues	**$ 3,092,046**	**$ 2,939,521**	**$ (152,525)**	**(4.9%)**	**$ 31,631,148**	**$ 30,002,525**	**$ (1,628,623)**	**(5.1%)**	**$ 41,069,041**	**73.1%**
Expenditures										
Salaries & Wages	$ 312,553	$ 328,207	$ 15,654	5.0%	$ 3,192,786	$ 3,143,364	$ (49,422)	(1.5%)	$ 4,130,445	76.1%
Employee Insurance	63,785	63,785	0	0.0%	574,062	574,062	0	0.0%	765,416	75.0%
Employment Taxes	22,850	23,075	225	1.0%	228,500	235,308	6,808	3.0%	297,050	79.2%
Pensions	22,099	26,724	4,625	20.9%	220,986	232,917	11,931	5.4%	287,282	81.1%
Other Payroll Expenses	269	216	(53)	(19.7%)	21,440	21,626	186	0.9%	22,246	97.2%
Supplies	64,051	46,736	(17,315)	(27.0%)	576,611	443,837	(132,774)	(23.0%)	768,765	57.7%
Services and Charges	300,464	380,870	80,406	26.8%	2,738,788	2,439,563	(299,225)	(10.9%)	3,643,438	67.0%
JAWA	1,308,783	1,395,947	87,164	6.7%	13,052,442	12,740,062	(312,380)	(2.4%)	16,916,876	75.3%
Capital Expenditures	1,179,620	1,020,025	(159,595)	(13.5%)	10,616,580	6,085,773	(4,530,807)	(42.7%)	14,155,440	43.0%
Depreciation/Bad Debt	201,624	200,057	(1,567)	(0.8%)	1,814,616	1,800,094	(14,522)	(0.8%)	2,420,488	74.4%
Operating Transfers Out	307,534	307,534	0	0.0%	2,767,807	2,767,807	0	0.0%	3,690,409	75.0%
Total Expenditures	**$ 3,783,631**	**$ 3,793,176**	**$ 9,545**	**0.3%**	**$ 35,804,618**	**$ 30,484,412**	**$ (5,320,205)**	**(14.9%)**	**$ 47,097,855**	**64.7%**
Surplus (Deficit)	**$ (691,586)**	**$ (853,655)**	**$ (162,070)**		**$ (4,173,469)**	**$ (481,887)**	**$ 3,691,582**		**$ (6,028,814)**	

Monthly Financial Report - December 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	$ 227,683	$ 445,881	$ 218,198	95.8%	$ 3,550,000	$ 3,520,010	$ (29,990)	(0.8%)	$ 3,550,000	99.2%
Telecommunications Tax	271	254	(17)	(6.2%)	3,250	3,371	121	3.7%	3,250	103.7%
Amusement Tax	170,360	241,169	70,809	41.6%	2,500,000	2,740,806	240,806	9.6%	2,500,000	109.6%
H. R. Sales Tax - Renaissance	18,826	27,803	8,977	47.7%	167,000	183,953	16,953	10.2%	167,000	110.2%
Food & Beverage Tax	271,347	381,313	109,966	40.5%	3,620,000	3,650,867	30,867	0.9%	3,620,000	100.9%
State Sales Tax - Renaissance	18,826	27,803	8,977	47.7%	167,000	183,953	16,953	10.2%	167,000	110.2%
Invstmt Inc/Host Lease/Land Sale	262,083	172,380	(89,703)	(34.2%)	3,145,000	1,542,950	(1,602,050)	(50.9%)	3,145,000	49.1%
Operating Transfers In	598,044	-	(598,044)	(100.0%)	7,176,525	7,176,525	0	0.0%	7,176,525	100.0%
Total Revenues (590)	**$ 1,567,441**	**$ 1,296,603**	**$ (270,838)**	**(17.3%)**	**$ 20,328,775**	**$ 19,002,435**	**$ (1,326,340)**	**(6.5%)**	**$ 20,328,775**	**93.5%**
Expenditures (590)										
Professional Services	$ 102,500	$ (383,428)	$ (485,928)	(474.1%)	$ 1,230,000	$ 351,798	$ (878,202)	(71.4%)	$ 1,230,000	28.6%
Tax Exempt Bond Interest	-	-	-	0.0%	8,165,250	8,165,250	-	0.0%	8,165,250	100.0%
Capital/Equity Transfers Out	-	470,820	470,820	0.0%	5,000,000	11,470,820	6,470,820	0.0%	5,000,000	229.4%
Depreciation and Amortization	500,000	500,000	-	0.0%	6,000,000	6,000,000	-	0.0%	6,000,000	100.0%
Total Expenditures (590)	**$ 602,500**	**$ 587,392**	**$ (15,108)**	**(2.5%)**	**$ 20,395,250**	**$ 25,987,868**	**$ 5,592,618**	**27.4%**	**$ 20,395,250**	**127.4%**
Surplus/ (Deficit) (590)	**$ 964,941**	**$ 709,211**	**$ (255,730)**		**$ (66,475)**	**$ (6,985,433)**	**$ (6,918,958)**		**$ (66,475)**	
Renaissance Hotel/CC Fund (591)										
Revenues (591)										
Hotel Room Revenue	$ 958,876	$ 976,406	$ 17,530	1.8%	$ 18,977,918	$ 18,241,059	$ (736,859)	(3.9%)	$ 18,977,918	96.1%
Banquet Revenue	1,450,189	1,178,887	(271,302)	(18.7%)	19,053,762	19,783,889	730,127	3.8%	19,053,762	103.8%
Restaurant Revenue	226,341	229,472	3,131	1.4%	3,515,872	3,592,109	76,237	2.2%	3,515,872	102.2%
Other Hotel/CC Revenue	262,419	164,352	(98,067)	(37.4%)	5,336,712	4,738,546	(598,166)	(11.2%)	5,336,712	88.8%
Equity/Capital Transfers In	-	470,820	470,820	0.0%	5,000,000	10,470,820	5,470,820	0.0%	5,000,000	209.4%
Total Revenues (591)	**$ 2,897,825**	**$ 3,019,937**	**$ 122,112**	**4.2%**	**$ 51,884,264**	**$ 56,826,423**	**$ 4,942,159**	**9.5%**	**$ 51,884,264**	**109.5%**
Expenditures (591)										
Hotel Room Expenses	$ 352,316	$ 338,674	$ (13,641)	(3.9%)	$ 5,848,030	$ 5,697,029	$ (151,001)	(2.6%)	$ 5,848,030	97.4%
Kitchen Expenses	251,529	330,223	78,694	31.3%	5,906,091	6,084,934	178,843	3.0%	5,906,091	103.0%
Banquet Expenses	294,384	457,312	162,928	55.3%	6,299,167	6,395,724	96,557	1.5%	6,299,167	101.5%
Restaurant Expenses	106,301	143,680	37,379	35.2%	2,006,204	2,068,025	61,821	3.1%	2,006,204	103.1%
Capital Outlay	243,649	117,697	(125,952)	(51.7%)	2,923,793	17,355,025	14,431,232	493.6%	2,923,793	593.6%
Other Expenses	1,329,889	1,152,993	(176,896)	(13.3%)	16,280,757	15,800,392	(480,365)	(3.0%)	16,280,757	97.0%
Transfer to Convention Center	630,908	-	(630,908)	(100.0%)	7,570,890	7,176,525	(394,365)	(5.2%)	7,570,890	94.8%
Total Expenditures (591)	**$ 3,208,976**	**$ 2,540,580**	**$ (668,396)**	**(20.8%)**	**$ 46,834,932**	**$ 60,577,654**	**$ 13,742,722**	**29.3%**	**$ 46,834,932**	**129.3%**
Surplus/ (Deficit) (591)	**$ (311,151)**	**$ 479,358**	**$ 790,509**		**$ 5,049,332**	**$ (3,751,230)**	**$ (8,800,562)**		**$ 5,049,332**	
Net Surplus/ (Deficit)	**$ 653,791**	**$ 1,188,569**	**$ 534,778**		**$ 4,982,857**	**$ (10,736,663)**	**$ (15,719,520)**		**$ 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.

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

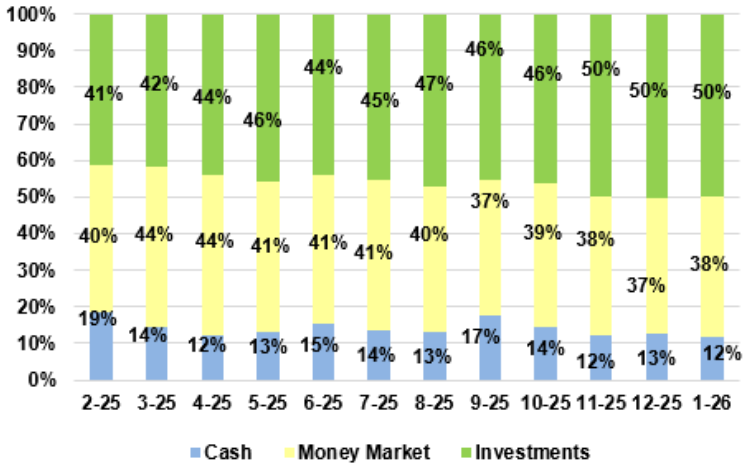
Date	Project	Vendor	Amount
1/15/2026	Purchase of one Gearset	Roland Machinery	$ 47,000
1/15/2026	Septemberfest Drones Display Service	Chicago Drone Light Shows	$ 30,000
1/15/2026	Lecture Hall Audio and Visual Equipment Upgrade	B & H Photo	$ 28,548
		Monthly Total	**$ 105,548**
		Year to Date Total	$ 1,382,126

SUMMARY OF CASH AND INVESTMENTS

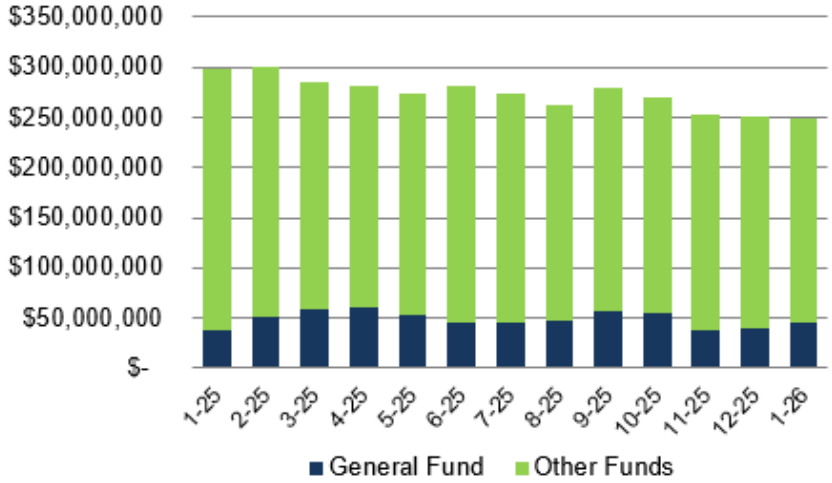
VILLAGE OF SCHAUMBURG
STATEMENT OF CASH AND INVESTMENTS
January 31, 2026

	Par Value	Current Book Value	Market Value	Percent Total Book Value
Cash	29,382,511	29,382,511	29,382,511	12%
Money Market	95,958,276	95,958,276	95,958,276	38%
CDs	32,088,230	32,088,230	32,178,003	13%
Agency Bonds	57,400,000	57,319,905	57,549,705	23%
US Treasury Notes	20,950,000	20,953,690	21,013,475	8%
Municipal Bonds	14,061,000	13,644,644	13,638,799	5%
	$ 249,840,016	$ 249,347,255	$ 249,720,767	100%
Last Year	$ 300,079,501	$ 299,666,835	$ 298,802,808	
% Change from Last Year	-16.7%	-16.8%	-16.4%	

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 Defer Implementation of the Push Tax until May 1, 2027
02/24/26
Village Board

Presenter: Alex Thorpe
Lead Department: Finance

Executive Summary:

The Village adopted a "Push Tax" or "penny per push" amusement tax in October 2021, imposing a one-cent ($0.01) tax on each spin or push of a video gaming terminal. This ordinance was enacted in response to changes in state law (via Public Act 102-0689, effective December 2021) that prohibited municipalities from implementing such taxes unless an ordinance was in place by October 31, 2021 (grandfathering pre-existing ones). Although the ordinance was originally set to take effect on May 1, 2022, its implementation has been repeatedly deferred due to ongoing litigation and industry non-compliance.

Key developments since last year's update:

- On March 4, 2025, the Illinois Appellate Court for the Second District upheld the City of Waukegan's push tax ordinance as a valid exercise of home rule authority, rejecting challenges from the Illinois Gaming Machine Operators Association and other industry groups.
- However, refusals by terminal operators to collect and remit the tax have continued.

The Illinois Municipal League (IML) has actively supported affected communities through multiple memos (March 20, 2025; July 9, 2025; and November 3, 2025):

- IML sought guidance from the Illinois Gaming Board (IGB) in April 2025, but the IGB responded in June 2025 that it is unable to provide regulatory advice on the issue.
- IML has explored options including potential class action litigation against operators, statewide legislative fixes, and other enforcement mechanisms.
- As of the November 3, 2025 memo, IML anticipated a more definitive update will be coming. No public resolution or new guidance advising immediate implementation has emerged since then (based on available IML resources as of early 2026).

Given these persistent legal and practical challenges, including operator resistance and lack of definitive statewide resolution or new IML directive to proceed, staff recommends deferring implementation of the tax until May 1, 2027.

Recommended Action:

The Village Manager recommends the FLAGG Committee recommends the Village Board delay the implementation date of a Municipal Push Tax on Plays of Video Gaming Terminals effective May 1, 2027.

ATTACHMENTS:

- IML Letter to IGB
- IML Response Letter 20250603.pdf
- IML Memos Video Gaming Push Tax Update

Educate. Advocate. Empower.

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FIRST VICE PRESIDENT
Village President Sheila Chalmers-Currin, Matteson

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Brad Cole, Former Mayor, Carbondale

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Mayor Rick Hall, Mattoon
Mayor Chris Brown, Morris
Mayor Joe Judge, Mount Carmel
Mayor John C. Lewis, Mount Vernon
Town President Chris Koos, Normal
Mayor Herb Roach, O'Fallon
Mayor Rita Ali, Peoria
Mayor Michael A. Troup, Quincy
Mayor Susan L. Harbaugh, Red Bud
Village President Rick Reinbold, Richton Park
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Mayor Christopher Nelson, West Dundee
Mayor Billy McKinney, Zion

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Village President Catherine M. Adduci, River Forest
Mayor Ricky J. Gottman, Vandalia

April 11, 2025

Marcus D Fruchter
Administrator
Illinois Gaming Board
160 N LaSalle Ste 300
Chicago, IL 60601

Dear Administrator Fruchter:

As the statewide organization representing all 1,294 cities, villages and towns in Illinois, the Illinois Municipal League (IML) has been tracking the outcomes of several cases challenging the validity of push tax ordinances adopted by home rule municipalities, updating our members as these cases have progressed.

After the most recent appellate decision on March 4, 2025, in *Illinois Gaming Machine Operators Association et al. v. City of Waukegan*, which upheld the validity of the City of Waukegan's push tax, IML sent the enclosed email message to home rule municipalities. Since then, we have been receiving questions from those municipalities who wish to implement the push tax.

We respectfully ask the Illinois Gaming Board to consider hosting a webinar or presentation and/or issuing guidance for municipalities wishing to implement their push tax in light of the recent decision. A prompt reply and your engagement on this issue would be very helpful and greatly appreciated, which we will communicate to our members.

If you have questions or other information to share, please feel welcome to contact me by phone (w: 217-525-1220; c: 618-201-7320) or by email (bcole@iml.org). Thanks.

Yours very truly,

BRAD COLE
Chief Executive Officer

Enclosure

ILLINOIS MUNICIPAL LEAGUE®
500 East Capitol Avenue | P.O. Box 5180 | Springfield, IL 62705-5180 | Phone: 217.525.1220 | Fax: 217.525.7438 | www.iml.org

Rachel Caton

From: Brad Cole
Sent: Thursday, March 20, 2025 4:05 PM
Subject: IML - Video Gaming Push Tax Update

DATE: March 20, 2025

TO: Home Rule Municipalities
Mayors/Village Presidents/Town Presidents
Managers/Administrators
Clerks/Deputy Clerks

CC: IML Board of Directors

FROM: Brad Cole, Chief Executive Officer
Illinois Municipal League

RE: Video Gaming Push Tax Update

On March 4, 2025, the Illinois Appellate Court for the Second District ruled in favor of the City of Waukegan (City) and upheld the City's push tax ordinance on individual users of video gaming terminals as a valid exercise of home rule authority, rejecting the Illinois Gaming Machine Operators Association's and other video gaming entities' challenge of the push tax. A copy of the decision is available via this link.

In a similar case, on December 1, 2022, the Circuit Court of Cook County ruled in favor of the Village of Oak Lawn (Village) and dismissed, with prejudice, a complaint filed by the Illinois Gaming Machine Operators Association and other video gaming entities. A copy of the Order is available via this link. The case involved challenges to two Village video gaming taxes, one imposing a penny-per-play tax (also called a "push tax") on individual users of video gaming terminals and the other imposing a separate penny-per-play tax on video gaming terminal operators. Both taxes were upheld by the court. The Illinois Gaming Machine Operators Association filed an appeal in the Illinois Appellate Court for the First District. This appeal is currently pending; however, an additional brief has been filed since our last memo (see below, sent February 14, 2023); documents related to this case are available on our website via this link.

The impact of these two decisions will not be known until both appeals are fully resolved. However, due to the recent Waukegan decision, there may be no reason to further delay action to enforce a local push tax.

Communities that did not impose such a tax prior to November 1, 2021, may no longer do so pursuant an amendment to the Illinois Video Gaming Act enacted through Public Act 102-0689 (available via this link).

As with other issues, IML suggests you consult with your municipal attorney prior to taking or implementing any actions regarding a video gaming push tax.

It is our understanding that some gaming machine operators have contacted local officials and asked them to rescind their home rule push tax ordinance due to uncertainty in these cases; it is not recommended that any municipality rescind their home rule push tax ordinance at this time, if the ordinance was properly adopted prior to November 1, 2021. Communities that have adopted such a tax and choose to rescind their ordinance will not be able to adopt the tax again at a later date.

More information, including an Illinois Municipal League (IML) fact sheet regarding video gaming laws, is available at iml.org/pushtax.

As always, please feel welcome to contact me by phone at (217) 525-1220 or by email at bcole@iml.org if you have any comments or questions. Thanks.

BRAD COLE | Chief Executive Officer
ILLINOIS MUNICIPAL LEAGUE
500 East Capitol Avenue | PO Box 5180 | Springfield, Illinois 62705
phone: 217.525.1220 | cell: 618.201.7320 | fax: 217.525.7438
email: bcole@iml.org | personal: brad.cole@hotmail.com | www.iml.org

From: Brad Cole
Sent: Tuesday, February 14, 2023 8:52 AM
Subject: IML - Video Gaming Push Tax Update

DATE: **February 14, 2023**

TO: **Mayors/Village Presidents/Town Presidents**
Managers/Administrators
Clerks/Deputy Clerks

CC: **IML Board of Directors**
IML Home Rule Attorneys Committee

FROM: **Brad Cole, Executive Director**
Illinois Municipal League

RE: **Video Gaming Push Tax Update**

On December 1, 2022, the Circuit Court of Cook County ruled in favor of the Village of Oak Lawn (Village) and dismissed, with prejudice, a complaint filed by the Illinois Gaming Machine Operators Association and other video gaming entities. A copy of the Order is available via this link. The case involved challenges to two Village video gaming taxes, one imposing a penny-per-play tax (also called a "push tax") on individual users of video gaming terminals and the other imposing a separate penny-per-play tax on video gaming terminal operators. Both taxes were upheld by the court. The Illinois Gaming Machine Operators Association filed an appeal in the Illinois Appellate Court for the First District; it is currently pending. Appellate court documents are available via this link.

On May 18, 2022, in a similar case, the Circuit Court of Lake County entered judgment in favor of the City of Waukegan (City), finding that the City's push tax ordinance on individual users of video gaming terminals is a valid exercise of the City's home rule authority. In the same order, the circuit court denied the motion for summary judgment filed by the Illinois Gaming Machine Operators Association and other video gaming entities who filed suit challenging the push tax. A copy of the Order is available via this link. The Illinois Gaming Machine Operators Association appealed the decision in the Illinois Appellate Court for the Second District; the appeal is currently pending. Appellate court documents are available via this link.

The impact of these two decisions will not be fully known until both appeals have been resolved.

It is recommended that any action to enforce a push tax be delayed until the results of these appeals are known. Communities that did not impose such a tax prior to November 1, 2021, may no longer do so pursuant an amendment to the Illinois Video Gaming Act enacted through Public Act 102-0689 (available via this link).

It is our understanding that some gaming machine operators have contacted local officials and asked them to rescind their home rule push tax ordinance due to uncertainty in these cases; **it is not recommended that any municipality rescind their home rule push tax ordinance at this time, if the ordinance was properly adopted prior to November 1, 2021**.

Communities that have adopted such a tax and choose to rescind their ordinance will not be able to adopt the tax again at a later date.

More information, including an Illinois Municipal League (IML) fact sheet regarding video gaming laws, is available at iml.org/pushtax.

As always, please feel welcome to contact me by phone at (217) 525-1220 or by email at bcole@iml.org if you have any comments or questions. Thanks.

BRAD COLE | Executive Director
ILLINOIS MUNICIPAL LEAGUE
500 East Capitol Avenue | PO Box 5180 | Springfield, Illinois 62705
phone: 217.525.1220 | cell: 618.201.7320 | fax: 217.525.7438
email: bcole@iml.org | personal: brad.cole@hotmail.com | www.iml.org

ILLINOIS GAMING BOARD
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160 North LaSalle ♠ Suite 300 ♣ Chicago, Illinois 60601 ♥ tel 312/814-4700 ♦ fax 312/814-4602

June 3, 2025

VIA EMAIL

Mr. Brad Cole
Chief Executive Officer
Illinois Municipal League
500 East Capitol Avenue, P.O. Box 5180
Springfield, Illinois 62705-5180

Dear Mr. Cole:

Thank you for your April 11, 2025 letter inviting the Illinois Gaming Board ("IGB") to issue guidance for municipalities seeking to implement their video gaming push tax ordinances. We appreciate the Illinois Municipal League's ("IML") interest in this issue and your efforts to update IML members.

After careful review and consideration of IML's request, we respectfully decline to provide guidance to municipalities about push tax ordinance implementation for the following reasons. The IGB does not have the obligation or jurisdiction under the Video Gaming Act, 230 ILCS 40, to participate in the implementation or enforcement of local ordinances such as the push tax. Nor does the IGB have the responsibility to collect municipal taxes, levies or fees aside from the local share of video gaming net terminal income taxes as prescribed by the Video Gaming Act. Further, neither the IGB nor its video gaming Central Communications System ("CCS") vendor track or store the number of individual patron pushes or plays on the more than 49,000 active video gaming terminals across Illinois. To the extent the CCS might possibly have the technological capacity or functionality to track and store such player data, those functions are outside the scope of the CCS contract.

Accordingly, the IGB does not have any information to share about push tax implementation and we are unable to provide municipalities with regulatory guidance or advice on this issue. We also note that the appeals and litigation over various push tax ordinances remain unresolved.

If our understanding of these matters changes, or should new facts and circumstances warrant a reconsideration of our analysis, we will notify you. In the meantime, please contact me should you have any questions or wish to discuss.

Kind regards,

Marcus D. Fruchter
Administrator

IML MEMO: VIDEO GAMING PUSH TAX UPDATE

DATE: November 3, 2025

TO: Municipalities with Push Tax Ordinances

CC: IML Board of Directors

FROM: Brad Cole, Chief Executive Officer
Illinois Municipal League

RE: Video Gaming Push Tax Update

Thank you for your patience since our last correspondence; see the full chain of previous messages below.

The Illinois Municipal League (IML) has been researching and coordinating several different aspects of potential next steps toward municipal collection of video gaming "push tax" receipts and I believe we are making good progress.

As we indicated previously, IML is considering comprehensive legal action on behalf of our members – against terminal operators and the industry, in general – to enforce valid local push tax ordinances. In addition to a multi-pronged litigation strategy and legislative intervention, all options remain viable and are being developed. Through this work, we have had very productive discussions that might lead to an alternative means of enforcement and compliance that would be faster, less complicated, less expensive and more beneficial to resolve this ongoing situation.

We understand the reality of lost revenues your municipality is facing since these ordinances were enacted. Our goal is to achieve a solution that is not just timely, but also defendable and sustainable. Unfortunately, doing so is taking longer than had been hoped. Whatever solution is possible or not, I anticipate being able to provide a more-definitive update within the next 30 days. Please know this remains a priority for me and IML.

As always, please feel welcome to contact me by phone at (217) 525-1220 or by email at bcole@iml.org if you have any comments or questions. Thanks.

BRAD COLE | Chief Executive Officer
ILLINOIS MUNICIPAL LEAGUE
500 East Capitol Avenue | PO Box 5180 | Springfield, Illinois 62705
phone: 217.525.1220 | cell: 618.201.7320 | fax: 217.525.7438
email: bcole@iml.org | personal: brad.cole@hotmail.com | www.iml.org

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DATE: July 9, 2025

TO: Municipalities with Push Tax Ordinances

CC: IML Board of Directors

FROM: Brad Cole, Chief Executive Officer
Illinois Municipal League

RE: Video Gaming Push Tax Update

Since our last update, please see the email chain below, **the Illinois Municipal League (IML) has been actively working to assist in the implementation of properly-adopted local ordinances establishing a "push tax" on users of video gaming terminals.**

On April 11, 2025, IML sent a letter, available via this link, to Administrator Marcus Fruchter of the Illinois Gaming Board requesting guidance for home rule municipalities wishing to implement the push tax they previously enacted. On June 3, 2025, Administrator Fruchter responded by letter, available via this link, indicating that the Illinois Gaming Board is "unable to provide municipalities with regulatory guidance or advice on this issue."

Following the decision by the Illinois Appellate Court for the Second District (available via this link), which upheld the City of Waukegan's push tax ordinance as a valid exercise of home rule authority and further rejected the video gaming industry's

challenge of the push tax, municipalities that have attempted to enforce the collection and remittance of the push tax have faced coordinated refusals from gaming operators to comply. Those municipalities have suffered a loss of legally-imposed revenues in such a way that is both frustrating and in violation of the law.

As a result of the feedback we have received from our members across the state, IML has been engaged in numerous discussions with multiple stakeholders, key legislators and national legal experts about possible next steps and ways to mandate the industry's compliance with these ordinances. **At this time, all options – statewide legislation, additional local license regulation and litigation – are being considered as ways to support the involved municipalities.**

While some final decisions still need to be made, **IML is seeking your affirmative interest in participating as a member of any possible class action legal proceedings on this topic, which would be coordinated through IML and with our support. While nothing formal is needed at this time, please respond to me with your interest or disinterest, accordingly.** We will keep all affected municipalities up to date as actions move forward, regardless.

As a reminder, it is our understanding that some gaming machine operators have contacted local officials and asked them to rescind their home rule push tax ordinance due to uncertainty in the law. **It is not recommended that any municipality rescind their home rule push tax ordinance at this time, if the ordinance was properly adopted prior to November 1, 2021.** Communities that have adopted such a tax and choose to rescind their ordinance will not be able to adopt the tax again at a later date.

More information, including an IML fact sheet regarding video gaming laws, is available at iml.org/pushtax. As always, please feel welcome to contact me by phone at (217) 525-1220 or by email at bcole@iml.org if you have any comments or questions. Thanks.

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email: bcole@iml.org | personal: brad.cole@hotmail.com | www.iml.org

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DATE: March 20, 2025

TO: Home Rule Municipalities
Mayors/Village Presidents/Town Presidents
Managers/Administrators
Clerks/Deputy Clerks

CC: IML Board of Directors

FROM: Brad Cole, Chief Executive Officer
Illinois Municipal League

RE: Video Gaming Push Tax Update

On March 4, 2025, the Illinois Appellate Court for the Second District ruled in favor of the City of Waukegan (City) and upheld the City's push tax ordinance on individual users of video gaming terminals as a valid exercise of home rule authority, rejecting the Illinois Gaming Machine Operators Association's and other video gaming entities' challenge of the push tax. A copy of the decision is available via this link.

In a similar case, on December 1, 2022, the Circuit Court of Cook County ruled in favor of the Village of Oak Lawn (Village) and dismissed, with prejudice, a complaint filed by the Illinois Gaming Machine Operators Association and other video gaming entities. A copy of the Order is available via this link. The case involved challenges to two Village video gaming taxes, one imposing a penny-per-play tax (also called a "push tax") on individual users of video gaming terminals and the other imposing a separate penny-per-play tax on video gaming terminal operators. Both taxes were upheld by the court. The Illinois Gaming Machine Operators Association filed an appeal in the Illinois Appellate Court for the First District. This appeal is currently pending; however, an additional brief has been filed since our last memo (see below, sent February 14, 2023); documents related to this case are available on our website via this link.

The impact of these two decisions will not be known until both appeals are fully resolved. However, due to the recent Waukegan decision, there may be no reason to further delay action to enforce a local push tax.

Communities that did not impose such a tax prior to November 1, 2021, may no longer do so pursuant an amendment to the Illinois Video Gaming Act enacted through Public Act 102-0689 (available via this link).

As with other issues, IML suggests you consult with your municipal attorney prior to taking or implementing any actions regarding a video gaming push tax.

It is our understanding that some gaming machine operators have contacted local officials and asked them to rescind their home rule push tax ordinance due to uncertainty in these cases; it is not recommended that any municipality rescind their home rule push tax ordinance at this time, if the ordinance was properly adopted prior to November 1, 2021. Communities that have adopted such a tax and choose to rescind their ordinance will not be able to adopt the tax again at a later date.

More information, including an Illinois Municipal League (IML) fact sheet regarding video gaming laws, is available at iml.org/pushtax.

As always, please feel welcome to contact me by phone at (217) 525-1220 or by email at bcole@iml.org if you have any comments or questions. Thanks.

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email: bcole@iml.org | personal: brad.cole@hotmail.com | www.iml.org

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DATE: February 14, 2023

TO: Mayors/Village Presidents/Town Presidents
Managers/Administrators
Clerks/Deputy Clerks

CC: IML Board of Directors
IML Home Rule Attorneys Committee

FROM: Brad Cole, Executive Director
Illinois Municipal League

RE: Video Gaming Push Tax Update

On December 1, 2022, the Circuit Court of Cook County ruled in favor of the Village of Oak Lawn (Village) and dismissed, with prejudice, a complaint filed by the Illinois Gaming Machine Operators Association and other video gaming entities. A copy of the Order is available via this link. The case involved challenges to two Village video gaming taxes, one imposing a penny-per-play tax (also called a "push tax") on individual users of video gaming terminals and the other imposing a separate penny-per-play tax on video gaming terminal operators. Both taxes were upheld by the court. The Illinois Gaming Machine Operators Association filed an appeal in the Illinois Appellate Court for the First District; it is currently pending. Appellate court documents are available via this link.

On May 18, 2022, in a similar case, the Circuit Court of Lake County entered judgment in favor of the City of Waukegan (City), finding that the City's push tax ordinance on individual users of video gaming terminals is a valid exercise of the City's home rule authority. In the same order, the circuit court denied the motion for summary judgment filed by the Illinois Gaming Machine Operators Association and other video gaming entities who filed suit challenging the push tax. A copy of the Order is available via this link. The Illinois Gaming Machine Operators Association appealed the decision in the Illinois Appellate Court for the Second District; the appeal is currently pending. Appellate court documents are available via this link.

The impact of these two decisions will not be fully known until both appeals have been resolved.

It is recommended that any action to enforce a push tax be delayed until the results of these appeals are known. Communities that did not impose such a tax prior to November 1, 2021, may no longer do so pursuant an amendment to the Illinois Video Gaming Act enacted through Public Act 102-0689 (available via this link).

It is our understanding that some gaming machine operators have contacted local officials and asked them to rescind their home rule push tax ordinance due to uncertainty in these cases; **it is not recommended that any municipality rescind their home rule push tax ordinance at this time, if the ordinance was properly adopted prior to November 1, 2021.**

Communities that have adopted such a tax and choose to rescind their ordinance will not be able to adopt the tax again at a later date.

More information, including an Illinois Municipal League (IML) fact sheet regarding video gaming laws, is available at iml.org/pushtax.

As always, please feel welcome to contact me by phone at (217) 525-1220 or by email at bcole@iml.org if you have any comments or questions. Thanks.

BRAD COLE | Executive Director
ILLINOIS MUNICIPAL LEAGUE
500 East Capitol Avenue | PO Box 5180 | Springfield, Illinois 62705
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email: bcole@iml.org | personal: brad.cole@hotmail.com | www.iml.org

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Septemberfest Main Stage Production Contract
02/24/26
Village Board

Presenter: Tiana Weiler
Lead Department: Cultural Services

Account(s):	Budget:	Expense Request:
1015010 7237 5353	$85,000	$83,565.05

The budget status for this request is: Under Budget

Amount Under Budget: $1,434.95

Executive Summary:

The Septemberfest Committee voted to exercise the third option year of the contract between the Village of Schaumburg and Creative Audio, the current main stage production services provider. This extension will continue enhancing the entertainment at the main stage since it has been successful. Creative Audio books entertainment for numerous festivals, state and county fairs and concerts across the Midwest. The fee for the service is 10% of the headline act bookings and scheduling some production items. However, Creative Audio booking entertainment will continue to bring both better selection and pricing for bands performing at Septemberfest. In addition, sales from the VIP area seating will offset the artist booking fee. Thus, this service will not cause a net increase in the cost of entertainment at the main stage.

Recommended Action:

The Village Manager recommends the FLAGG committee recommend the Village Board approve a Resolution authorizing the Village Manager to execute a one year extension on the contract with Creative Audio of Rockford, IL for Main Stage Production services in an amount not to exceed $83,565.05 with a requested budget of $135,000.00 available for performance fees subject to approval of the FY 27 budget.

ATTACHMENTS:

- 2026 CA Schaumburg Septemberfest Main Stage Production Contract.pdf
- R-26-XXX Resolution Approving and Authorizing the Execution of a Consulting Talent Buying Agreement.pdf

CREATIVE AUDIO
CONSULTING / TALENT BUYING AGREEMENT

This agreement made as of this 5th day of January 2026, by and between Creative Audio ("Vendor"), a firm specializing in concert production, talent buying, consulting and promotion of concerts, located at 4787 Hydraulic Rd., Rockford, Illinois 61109, herein called Creative and Village of Schaumburg ("Producer").

WHEREAS Village of Schaumburg ("Producer") intends to organize and produce concerts utilizing arenas, fairs, and non-traditional facilities across the United States and requires the consulting & talent buying services of Vendor.

WHEREAS Vendor wishes to accept such engagement upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises made by each party in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Producer and Vendor agree as follows:

1. Services.

A. Producer hereby engages Vendor as an Independent Contractor and Vendor hereby agrees to accept such engagement, upon the terms and conditions set forth in this Agreement. During the Term (as hereinafter defined) of this Agreement, Vendor shall advise and assist Producer on matters related to the Services.

B. In the performance of its duties under this Agreement, Vendor agrees that it will not:

(I.) Negotiate or enter into any oral or written contract, agreement. or arrangement on behalf of, or in the name of Producer, or otherwise bind Producer, in any manner whatsoever without the express written consent of Producer or its authorized agent.

(II.) Engage in any conduct, or cause Producer to engage in any conduct, which would result in Producer's breach of violation of any agreement, law, ordinance, or regulation.

(III.) Sign any checks on behalf of or authorize any payments by Producer in any manner whatsoever.

2. Term. The term of Vendor retention and engagement under this Agreement shall begin on January 5th 2026 , and shall end on September 30, 2026. Producer understands that the expiration of the Term of this Agreement will not absolve Producer from paying any Fees due Vendor originated under this Agreement. The contract shall be for a three (3) day event (not including set-up and tear-down time), to be held on the 2026 Labor Day weekend. The contract

shall include three (3) optional, additional years as stated below. These may be exercised at the option of the Village, with mutual consideration between the Village and the vendor. Options will be exercised prior to January 31 preceding the next event date.

- Saturday, September 2, 2023 / Sunday, September 3, 2023 / Monday, September 4, 2023
- Saturday, August 31, 2024* / Sunday, September 1, 2024* / Monday, September 2, 2024*
- Saturday, August 30, 2025* / Sunday, August 31, 2025* / Monday, September 1, 2025*
- Saturday, September 5, 2026* / Sunday, September 6, 2026* / Monday, September 7, 2026*

** Indicates option years*

The village will notify vendor in writing prior to January 31st of the Village's intention whether or not to extend the contract to optional years.

A one-time economic adjustment for labor, material, and equipment costs may be negotiated for each one-year extension to the contract after the initial one-year contract period. This economic adjustment may not exceed the published local Consumer Price Index (CPI) for the previous twelve-month period.

3. Compensation. In consideration of all services to be performed by Vendor under this Agreement, Producer agrees to pay Vendor a fee ("Fee") of 10% to be broken out as stated below:

10% booking fee for 3 Headline artists, RV rental, backline, and any other show related expense other than stage, sound, lights, video walls, bike rack, and band transportation from hotel to show.

Payment to Vendor shall cover the following:

* ***See Scope of Services attached hereto.***

4. Expenses. Producer shall be responsible for any reasonable expenses Vendor incurs in the course of the Services, which would be mutually agreed upon and not unreasonably withheld by the Producer.

5. Termination of Agreement. Either Party may elect to terminate this Agreement upon the occurrence of any of the following:

(A) Mutual written agreement signed by Vendor and Producer or its authorized agent, electing to terminate this Agreement.

(B) Upon written notice sent by Producer to Vendor, if Vendor: (I.) is unwilling to perform its duties or obligations pursuant to this Agreement or otherwise violates this Agreement, (II.) commits any dishonest, fraudulent, or grossly negligent act in its capacity as a Producer to Producer, (III.) in bad faith acts in a manner materially inconsistent with the best interests of Producer; or (IV.) otherwise breaches this Agreement.

(C) If Vendor fails to perform as mutually agreed herein and Producer outlines, in written notice, Vendor nonperformance as being a specific cause for termination of the Agreement and Vendor does not cure such failure or nonperformance within ten (10) days of receipt of such written notice. Any cancellation by Producer, except for material breach of contract by Vendor, shall not absolve Producer from paying any Fees due Vendor under this Agreement.

(D) Incapacity. If Vendor is unable to perform its duties and responsibilities hereunder on a full-time basis for more than thirty (30) days during the period of the Agreement, Producer shall have the right to terminate this Agreement upon ten (10) days written notification.

(E) Force Majeure: Neither party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes, to the extent beyond its reasonable control: acts of God, riots, war, terrorist attack, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, natural catastrophe, governmental acts or omissions, changes in laws or regulations, national strikes, fire, or explosion. For the avoidance of doubt, Force Majeure shall not include: (I.) financial distress nor the inability of either party to make a profit or avoid a financial loss, (II.) changes in market prices or conditions, or (III.) a party's financial inability to perform its obligations hereunder.

6. Rain or Shine. This agreement is for services to be rendered rain or shine. Vendor has the right, in good faith, to interrupt, postpone, or cancel any or all parts of ***the Scope of Services addendum*** in the event of inclement weather and/or any other conditions which Vendor, or Producer, regard as hazardous to any person, persons, or equipment. Any such interruptions, postponement, or cancellations to any or all parts of ***the Scope of Services addendum*** for such reasons shall not reduce the full compensation payable to Vendor specified herein.

7. Security. Producer shall provide reasonable professional security and security measures to ensure protection for any and all parts of ***the Scope of Services addendum.***

8. Non-Disclosure. Vendor acknowledges that during the Term of this Agreement, Vendor will have reasonable access to confidential information of Producer. Accordingly, unless authorized by prior written consent of the Producer or its authorized agent, Vendor agrees that it will not:

(A) disclose, directly or indirectly, any confidential information to anyone outside the employ of Producer, except as may be reasonably necessary or appropriate in connection with the performance of its duties under this Agreement; or

(B) use, directly or indirectly, any confidential information for the benefit of anyone other than Producer.

9. Indemnification. Producer shall indemnify Vendor from any and all liability, expenses, and costs (including reasonable attorney's fees) resulting, directly or indirectly, from any non-compliance or breach of the terms of this Agreement by Producer. Additionally, Vendor shall indemnify Producer from any and all liability, expenses, and costs (including reasonable

attorney's fees) resulting, directly or indirectly, from any non-compliance or breach of the terms of this Agreement by Vendor.

10. Notices. All Notices shall be given to the parties at the addresses set forth below, unless otherwise directed in writing. All payments by Client shall be made to Vendor Creative Audio at Vendor's address set forth below unless otherwise directed in writing.

To Company:
Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193

To Creative Audio:
Chris Mentzel
Creative Audio
4787 Hydraulic Rd.
Rockford, IL 61109
chris@Vendoraudio.us

All notices, requests, consents, and other communications under this Agreement shall be in writing and shall be deemed to have been delivered on the date personally delivered or on the date deposited in the United States Postal Service, postage prepaid, by certified mail, return receipt requested.

11. Assignability. This Agreement may not be assigned by either Party without the written consent of the other Party, which will not be unreasonably withheld and shall bind and inure to the benefit of the parties hereto and their successors and assigns, if so assigned.

12. Miscellaneous.

(A) This Agreement constitutes the entire agreement of Vendor and Producer with respect to the subject matter of this Agreement and supersedes all prior oral or written agreements between the parties in their entirety and may not be modified or amended in any way except in writing by the parties to this Agreement. All covenants, promises and agreements set forth in the Agreement shall be binding and apply to and inure to the benefit of the parties hereto, and their respective heirs, executors, administrators, successors, and assigns.

(B) The terms of this Agreement shall be governed and construed according to the laws of the State of Illinois without regard to that state's principles regarding choice of law.

(C) If any part or parts of this Agreement are invalid or unenforceable for any reason, the remaining parts shall nevertheless be valid and enforceable.

(D) Any party's failure to enforce any of the provisions of this Agreement shall not be construed to be a waiver of such provision or of the right of that party to enforce that provision at any time thereafter. No waiver of any breach of this Agreement shall be effective unless it is in writing.

IN WITNESS WHEREOF, the parties have executed this contract on the day and the year first written above.

CREATIVE AUDIO	PRODUCER
_____	_____
DATE	DATE
_____	_____

ADDENDUM
SCOPE OF SERVICES PROVIDED BY VENDOR

Agreed to 2026 Equipment costs:
Stage, sound, lights, video walls, and all labor including spotlight operators total cost: $56,865.05 (Stage $18,000, Sound $15,000 , Lights $12,000, Video Walls $10,000 , All Labor $1,865.05)
(SL320 stage, 40'x40' deck, and 12'x16' wings on each side with Monitor World on stage left and Guitar World on stage right)
Estimated 3 - RV rentals for changing rooms delivered: $3,400.00
400' of bike rack with set up and tear down to accommodate 250-300 chairs: $1,360.00
Mercedes 15 passenger van for hotel to show band vehicle with driver for 3 days: $3,600.00
Estimated Backline for bands which includes in-ear monitors as needed: $5,000.00
Estimated 10% for 2-3 headline Artists booking fee: $12,500.00
Estimated 10% booking fee for RV and Backline: $840.00

- All contracts entered by Vendor on behalf of said event/venue, are the sole responsibility of the Village of Schaumburg ("Producer").
- If Vendor requires a deposit, Village of Schaumburg ("Producer") will be responsible.
- Village of Schaumburg ("Producer") will name Vendor as additional insured.
- Being in attendance during the event/concerts
- Review of entertainment choices with client
- Selection of performers with client
- Submission of offers
- Contract review and revisions with client
- Assisting client's advertising/publicity firm
- Designing entertainment promotions with client
- Bidding and booking production (stage, audio, lighting, video walls, generators, backline, RV rental, and bike rack barricade. Including two 4x8 decks separated by an inch for the

cameras and camera operators so they don't shake. Festival to supply a tent with clamps if needed.

- Organizing manpower/labor requirements for load in and out
- Stage management for all performances
- Arranging local (hotel to event only) artist transportation needs
- Arranging access credentials
- Organizing & managing production set-up
- Organizing artist load in & sound checks
- Organizing teardown & removal
- Meet & greet with media and client
- Collect merchandise percentage due client.

ESTIMATED TOTAL COST $83,565.05

Village of Schaumburg ("Producer") will be responsible for all reasonable, pre-approved costs related to: artist guarantees and production. Village of Schaumburg ("Producer") shall indemnify Vendor from any and all liability, expenses, and costs (including reasonable attorney's fees) resulting directly or indirectly.

Vendor and any employees thereof shall be an independent contractor and shall not be considered an employee of Producer.

RESOLUTION NO R-26-_____

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A CONSULTING/TALENT BUYING AGREEMENT BETWEEN VILLAGE OF SCHAUMBURG AND CREATIVE AUDIO

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, Creative Audio ("Contractor") and the Village desire to enter into an Agreement for concert production, talent buying, consulting and promotion related to Septemberfest 2026 (the "Agreement"); and

WHEREAS, it would be in the best interests of the Village and its citizens to enter into the attached Agreement (Exhibit "A").

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

SECTION ONE: That the Agreement, attached hereto as Exhibit "A", is hereby approved, and the Village Manager is hereby authorized and directed to execute the attached Agreement (Exhibit "A") by and between the Village and Creative Audio, 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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve Contribution to the Greater Chicago Area Manufacturing Partnership
02/24/26
Village Board

Presenter: Matt Frank, Director of Economic Development
Lead Department: Economic Development

Account(s):	Budget:	Expense Request:
10145057216	$10,000	$10,000

Executive Summary:

The Greater Chicago Area Manufacturing Partnership (GCAMP) has submitted the annual membership pledge in the amount of $10,000. Since its inception in 2009, GCAMP has operated under its mission of sparking interest in manufacturing careers, changing negative perceptions of the industry, and linking manufacturing firms directly with the skilled labor force they need.

The Villages of Elk Grove, Hoffman Estates, and Schaumburg have worked together with GCAMP over the years to continue fulfilling this mission. Each municipality has continued to contribute $10,000 to GCAMP each year. GCAMP is looking to expand its municipal support to cover the entire Valley Industrial Association footprint from Wheeling to Aurora. The Village of Schaumburg has also encouraged Class 6B recipients to help sponsor GCAMP.

GCAMP is working on bringing new ways to partner with our area manufacturers and educators to build a sustainable manufacturing workforce. GCAMP is focusing on connecting companies with students through project-based learning experiences and working on virtual opportunities for students and manufacturers to work together in the upcoming months. GCAMP partnered with the Valley Industrial Association in 2021 to get additional support to reach a larger pool of students and apply for grant funding to help with new programs. The Director of Economic Development has served on the GCAMP Board since 2023.

In the past year, GCAMP was able to hold several events such as Manufacturing Breakfasts, High School presentations, facility tours for students, IMTS orientation, and other support for education. GCAMP has been focused on working with students and companies on summer internships, posting student resumes, and developing a manufacturing job board. Several Schaumburg companies have hosted tours, utilized interns, and hired local high school graduates including Heidenhain, JMS Electric, Kuriyama, Mazak, Sodick, and Sunstar.

Recommended Action:

The Village Manager recommends that the FLAGG Committee recommend to the Village Board to approve a contribution in the amount of $10,000 to the Greater Chicago Area Manufacturing Partnership.

ATTACHMENTS:

- 2025-2026 GCAMP Impact Report (4).pdf
- 2026 Schaumburg Letter.pdf
- GCAMP Invoice Schaumburg 2026.pdf

GCAMP

IMPACT REPORT

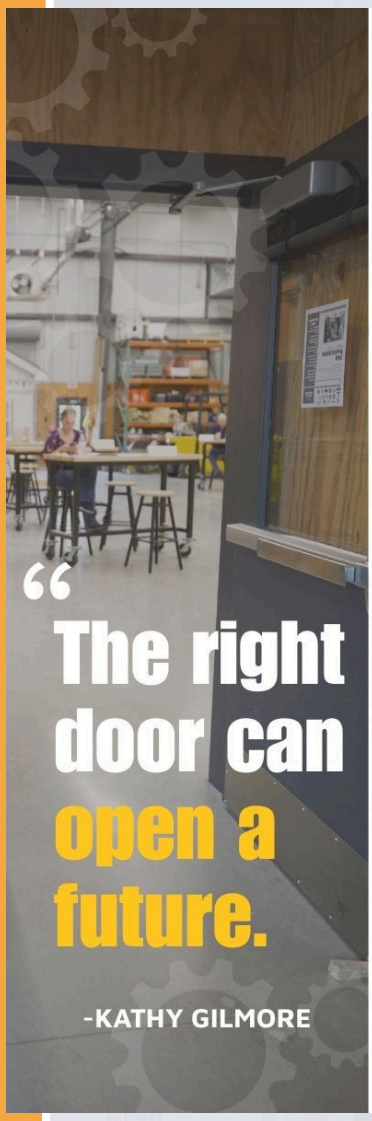
2024-2025



Alejandro Vasquez,
GCAMP's 2025 Outstanding Manufacturing Student

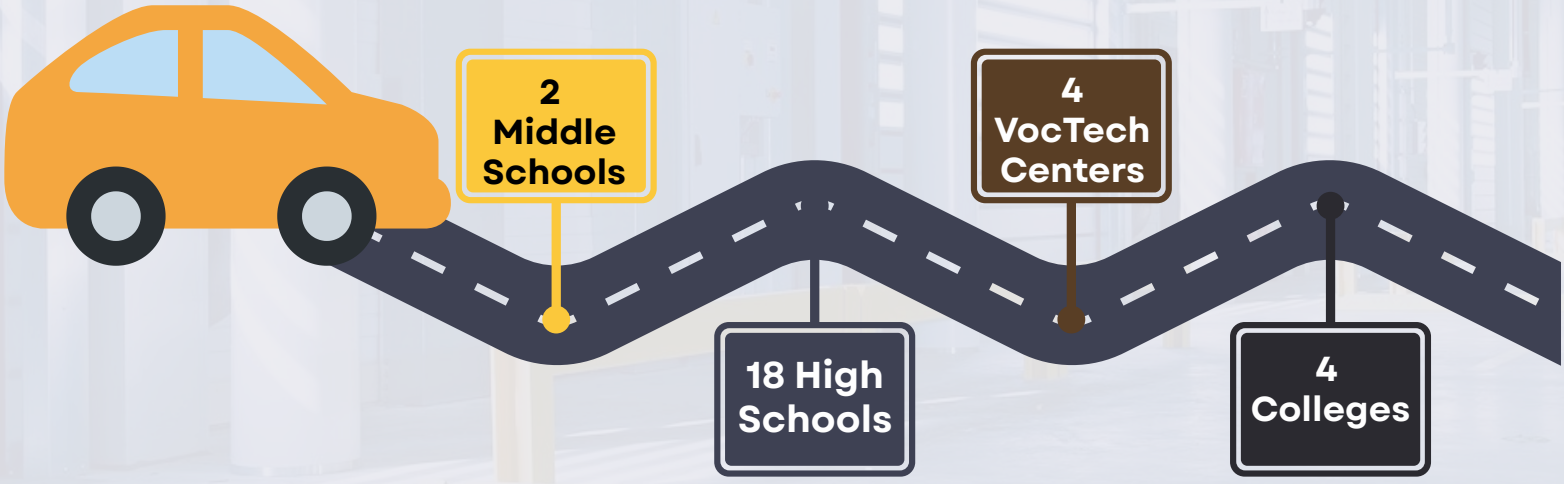
Creating the Manufacturing Workforce of Tomorrow, Today.

Far too often, students are unaware of the vibrant world of manufacturing and the rewarding, lifelong careers it can offer. That's why GCAMP does what we do. We open doors to knowledge, ignite passions, and guide young minds toward opportunities they never dreamed possible.





During the 2024-2025 school year, GCAMP served:



Directly impacting *more than 2,500 students* in Kane, Cook, DuPage, Kendall, DeKalb, Lake and McHenry Counties

IGNITING *passion*

GCAMP inspires and motivates manufacturing students through:

- **Awards:** GCAMP honors exceptional individuals with the Outstanding Manufacturing Student and Outstanding Manufacturing Educator awards. Recipients are celebrated at the VIA Spark awards, receiving industry recognition and a cash prize.
- **Grants:** Our annual grant program funds initiatives that engage young people in STEM, engineering, robotics, and other manufacturing-related skills.
- **Supplies:** Through the generous support of our donors, GCAMP is able to provide donated supplies and materials to schools teaching manufacturing skills.

In 24/25, GCAMP donated over $12,000 worth of supplies & materials to schools.

Guiding *Young Minds*

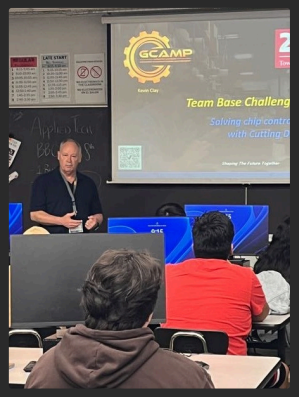
GCAMP's Job Board connects students with internships, apprenticeships, and other entry-level opportunities.

GCAMP's Education Board connects students with post-secondary education options for students wanting to build their manufacturing skills.

GCAMP Manufacturing Breakfasts connect students with industry professionals and community leaders.

GCAMP's Calendar of Events offers information on career expos, fairs, and other school events. Through these events, manufacturers are creating partnerships with schools to build their own talent pipelines.









COMMITTED TO *grow*

During the 24/25 school year, GCAMP's Impact grew over the previous year!

- **Number of Workforce Development Events, up 39%**
- **Approx Programming Hours, up 25%**
- **Approx Number of Students Impacted, up 19%**
- **Number of Manufacturing Tours Hosted, up 64%**

However, our continued growth depends on YOU!

LEARN MORE

Support from our caring community has been key to our success.
Together, we are creating the future of manufacturing.
THANK YOU!

Our 2025-2026 Circle of Champions:

VISIONARIES $10,000+

- Village of Hoffman Estates
- Elk Grove Village
- Beyond Business Friendly – Elk Grove Village, IL
- MEP National Network
- IMEC – Plan. Implement. Excel.
- Village of Schaumburg

INNOVATORS $5,000

- Custom Aluminum Products
- Amsted Automotive
- Suncast
- Kuriyama of America, Inc.
- The Diemasters – A Weiss-Aug Group Company

EXECUTIVES $2,500

- Old Second National Bank
- CuriRMB Capital
- FLEXCO
- PRT
- Swiss Automation, Inc.
- YG
- Mazak

LEADERS $1,000

- ATI – Assurance Technologies, Inc. – www.ATIQUALITY.COM
- BSI – Babbitting Service Incorporated
- C&C Power – Engineered Power Products
- MTH Pumps
- Unilock – Transforming Hardscapes
- TOX Pressotechnik
- Weldstar – Old Values...New Ideas
- IHC – Industrial Hard Chrome Ltd.
- Gripple

MENTORS $500

Aurora Specialty Textiles Group, Inc.
Chicago Glue and Machine
City of West Chicago
CMIT Solutions
Colorworld Creative
Community Foundation of the Fox River Valley
Continental Envelope
Cushman & Wakefield
HFI Manufacturing
JaMar Packaging
JMS Electric Inc.
Kaiser Manufacturing
Kwalyti Tooling & Machinery
M & M Grinding
Metalloy Company
Monitor Technologies
MSI Express
Norix Group
Northern Kane County Region 110
Sodick
Tomenson Machine Works
VALEES EFE #130
Valley Fastener Group

GCAMP is a 501(C)3 nonprofit organization. Our work would not be possible without the generous support of our donors.

2000 S Batavia Ave Ste 110, Geneva, IL 60134

info@gcamp.org

https://www.gcamp.org

GCAMP is proud to be the charitable arm of the

VALLEY INDUSTRIAL ASSOCIATION

Matt Frank
Village of Schaumburg
101 Schaumburg Ct
Schaumburg, IL 60193
December 19, 2025

Chairwoman
Ingrid Brand
Suncast

Vice Chairman
Michael Piwoni
Burgess Norton

Treasurer
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Northern Kane County Regional Vocational System

President
Kathy Gilmore
kgilmore@gcamp.org

Executive Director
Dawn Curran
dcurran@gcamp.org

Administrative Director
Sue Secondi
ssecondi@gcamp.org

2000 S. Batavia Ave, Ste 110
Geneva, IL 60134
(630) 892-4228
info@gcamp.org | gcamp.org

Dear Matt,

We are thrilled to share GCAMP's accomplishments from 2025 and the exciting initiatives ahead in 2026—made possible through your continued investment in the future of manufacturing.

Your support is more than a donation; it is a strategic investment in the workforce pipeline manufacturing depends on. By supporting GCAMP, the Village of Schaumburg is helping ensure that manufacturing remains competitive, innovative, and staffed with skilled talent for years to come. At a time when manufacturers face ongoing workforce challenges, investing early in student awareness and career exploration is a smart, forward-thinking decision for Schaumburg and our manufacturing community.

Here's what we achieved in 2025 thanks to partners like you:

- Visited nearly **30 schools and vocational centers, inspiring thousands of students** to consider manufacturing careers.
- Continued our **Summer Manufacturing Tours**, giving more Chicago-area students firsthand exposure to modern manufacturing facilities and career pathways.
- Provided over **$12,000 in grants and manufacturing supplies** to schools and vocational centers.
- Celebrated our third year of the **Outstanding Manufacturing Student and Educator Awards**, recognizing the exceptional talent shaping the future of manufacturing. We also launched the **Developing Our Future Award**, honoring manufacturers who go above and beyond to engage young people.

These accomplishments would not have been possible without your leadership and commitment. We are deeply grateful to have you as a GCAMP Board Member and Champion in 2025.

Looking ahead to 2026:

With your continued support, we are strengthening the talent pipeline that manufacturers need to grow and succeed. As we plan for 2026, we invite you to **renew your investment in GCAMP** and continue building the future workforce manufacturing relies on. Your investment allows GCAMP to scale proven programs and create even more direct pathways between students and manufacturing careers—delivering long-term value to the Village of Schaumburg and the manufacturing industry as a whole.

Recognizing your partnership:

As a GCAMP Champion, Schaumburg will continue to receive recognition across GCAMP platforms, including social media, our website, events, and publications,

Chairwoman
Ingrid Brand
Suncast

Vice Chairman
Michael Piwoni
Burgess Norton

Treasurer
Jerry Murphy
Sikich LLP

Secretary
Paul Rimington
WA The Diemasters

Board of Directors
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Administrative Director
Sue Secondi
ssecondi@gcamp.org

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Geneva, IL 60134
(630) 892-4228
info@gcamp.org | gcamp.org

such as our Impact Report and Manufacturing Career Guide. You will also have access to the **GCAMP Circle of Champions seal** to showcase your leadership in workforce development. Additional details about Champion recognition can be found at **www.gcamp.org**.

Stay connected by following GCAMP on Facebook, LinkedIn, X, and Instagram, or visiting our website for updates on programs and events. If you have any questions or would like to discuss renewal options, please feel free to contact me at **630-892-4228** or **dcurran@gcamp.org**.

Together, we are shaping the manufacturing workforce of tomorrow. Thank you for your continued partnership and investment.

With heartfelt appreciation,



Dawn Curran

Executive Director, GCAMP

P.S.
As we finalize program funding for 2026, we hope you will renew your GCAMP support as soon as possible. Early commitments allow us to lock in manufacturing tours, school visits, and student awards that directly strengthen the workforce pipeline manufacturing relies on. Your leadership now ensures we can meet growing demand from students and manufacturers alike. **Matt, I'm deeply grateful for your long-term partnership and all you've helped make possible.**

Pledge

2026-CAC

Date: 12/18/2025
Pledge Due: 12/18/2025

GCAMP
2000 S. Batavia Avenue, Suite 110
Geneva, IL 60134

Brian Townsend
Village of Schaumburg
101 Schaumburg Court
Schaumburg , IL 60193

Description	Pledge	Amount
2026 GCAMP Circle of Champions Pledge Commitment		
GCAMP Visionary Circle	☐	$10,000.00
GCAMP Innovator Circle	☐	$5,000.00
GCAMP Executive Circle	☐	$2,500.00
GCAMP Leader Circle	☐	$1,000.00
GCAMP Mentor Circle	☐	$500.00

Please Note: A 3% convenience charge will be added to all credit card payments.

Total Pledge

Amt Paid:

Pay by check, credit card or ACH

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Cook County Class 7B Request for Golden Corridor Family YMCA
02/24/26
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 7B Application from RCG/Golden Corridor Family YMCA (the "Applicant") for the reoccupation of the 132,350 square foot retail space at 101 Barrington Road (the "Subject Property"). RCG is the owner of Prairie Towne Center. The Golden Corridor Family YMCA is a non-profit 501(c)(3) and would be eligible for full property tax exemption, if it owned the real estate. 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 proposing to open the Golden Corridor Family YMCA in the Subject Property. Previously, the Golden Corridor Family YMCA was located at 300 W. Wise Road. The application estimates that there will be 8 full-time and 40 part-time employees. The Applicant is proposing to spend over $1,000,000 to make various improvements to the Subject Property. Their floor plans and use were approved by the Village Board in December 2025. The Applicant is in the process of obtaining building permits.

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 the attached Development Agreement outlining the Golden Corridor Family YMCA investment of $1,000,000, employing 48 people 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 Golden Corridor Family YMCA.

ATTACHMENTS:
- 101 Barrington Memo Class 7B for FLAGG 2_17_26.pdf
- 101 Barrington YMCA Cover Ltr.pdf
- 101 Barrington Class 7B Application.pdf
- Resolution Blighted 101 Barrington Road YMCA.pdf

- 101 Barrington Blight Study.pdf
- Resolution Class 7B 101 Barrington Road YMCA.pdf
- Class 7B Development Agreement 101 Barrington Road YMCA.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

RE: Golden Corridor Family YMCA 101 Barrington, Class 7B Request

DATE: February 17, 2026

Introduction

Please find the Cook County Class 7B Application from RCG Prairie PM, LLC/Golden Corridor Family YMCA (the "Applicant") for the reoccupation of the 132,350 square foot retail space at 101 Barrington Road (the "Subject Property"). RCG Prairie PM, LLC is the owner of Prairie Towne Center. The Golden Corridor Family YMCA is a non-profit 501(c)(3) and would be eligible for full property tax exemption, if it owned the real estate. 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 Subject Property was billed $781,044 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.

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:

- Including other currently vacant units and the proposed YMCA space, over 54 percent of the space in the shopping center is vacant. This amount of vacancy is "excessive."
- The vacant building space is deteriorated, dilapidated, and requires improvements and repairs and modifications and relocation of existing systems and services to be suitable for occupancy by the YMCA.
- The property is physically and functionally obsolete.
- The assessed value of the property has been stagnant and on a downward trend since 2020 and in its vacant condition would not generate as much property taxes compared to the property being re-occupied and generating foot-traffic for other tenancies in the center.

The Subject Property was last occupied by Signature Fitness Club in summer 2024 and At Home in spring 2025 and so it meets the real estate taxes criteria. With the incentive, they anticipate investing over $1,000,000 to open in summer 2026.

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 proposing to open the Golden Corridor Family YMCA in the Subject Property. Previously, the Golden Corridor Family YMCA was located at 300 W. Wise Road. The application estimates that there will be 8 full-time and 40 part-time employees. These 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. Their floor plans and use were approved by the Village Board in December 2025. The Applicant is in the process of obtaining building permits.

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 7B and Improvements	Valuation Without 7B
Fair Market Value (FMV)	$10,737,000	$11,487,000	$9,663,300
Assessment Value	25%	10%	10%
Assessed Value (AV)	$2,684,250	$1,148,700	$966,330
State Equalizer	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$8,148,041	$3,486,879	$2,933,295
Tax Rate	9.585675%	9.585675%	9.585675%
Tax Amount	$781,045	$334,241	$272,415

*Investment and discount rate only calculated in the Revised Valuation. FMV is generated from the market price of the PIN incorporated with the application with the proposed improvements of $1 million at 75% discount rate.

Over the life of the incentive, the applicant is expected to pay approximately $4.5 million in property taxes and save over $5.5 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%	$334,241	$3,342,409
Year 11	15%	$501,361	$501,361
Year 12	20%	$668,482	$668,482

Total Taxes w/ 7B		$4,512,252

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 the attached Development Agreement outlining the Golden Corridor Family YMCA investment of $1,000,000, employing 48 people 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 7B tax incentive for Golden Corridor Family YMCA.

Village President & Board of Trustees
Village of Schaumburg
ATTN: Director of Economic Development, Matt Frank
Via email to mfrank@schaumburg.com

Via Regular Mail to:
Village of Schaumburg Economic Development
ATTN: Matt Frank
1000 E. Woodfield Rd.
Schaumburg, IL 60193

Subject: Request for Class 7a Tax Resolution and Incentive –101 and 104 N Barrington Rd, Schaumburg, IL on behalf of Golden Corridor Family YMCA

Dear Mr. Frank, Village President, and Board of Trustees:

I am writing to request approval of a Cook County Class 7a tax incentive and a Village of Schaumburg Class 7a resolution for the property at 101 and 104 N Barrington Rd, Schaumberg, IL 60194. The property is identified by the Property Index Number 07-19-105-013-0000 (the "subject property").

If approved, my client, Golden Corridor Family YMCA, intends to lease the subject property for use as a not-for-profit YMCA providing community services, youth development and social programs, encouraging and supporting healthy living, and providing before and after school services. Golden Corridor Family YMCA intends to rehabilitate the property by improving the building with major repairs to the pool along with renovations estimated to cost $1,045,000. The subject property was formerly an @home and a vacant retail space and will be combined into a single space for occupancy. The YMCA is complying with the requirements of the Village of Schaumburg to obtain a special use permit as well as a traffic agreement. The steps to comply with these requirements are underway as are negotiations for the terms of the lease agreement itself.

Golden Corridor Family YMCA does not intend to lease the subject property for reoccupation without preliminary approval of the 7a resolution from the Village of Schaumburg. Due to the high property tax burden in this area and the associated business costs, the re-occupancy projects are not financially viable without a Class 7a incentive.

15660 MIDWEST ROAD
SUITE 300
OAKBROOK TERRACE, ILLINOIS 60181
312.701.1234
312.701.1222 FAX
VERROSBERKSHIRE.COM

The property will be rehabilitated and reoccupied with the understanding that a class incentive will make the property tax liability reasonable.

The YMCA is a not-for-profit organization. The company was founded in 1844 and has expanded into a leading nonprofit in the U.S. and worldwide. Golden Corridor Family YMCA is conscientious about expenses associated with operations in Illinois, particularly in Cook County. Approval of a Class 7a tax incentive will allow Golden Corridor Family YMCA to continue to provide comprehensive programs and services that enrich communities and all the people who live in them from the proposed new location in Schaumburg. This project is not economically feasible without a Class 7a tax incentive.

This development will contribute positively to the community through investment, job creation, and long-term stability—but it hinges on the approval of the Class 7a designation. We respectfully urge your support toward achieving that end.

The following is provided per the Village Class 7a application instructions.

1. Type of business and brief history: The YMCA, founded in London in 1844, is one of the world's oldest and largest nonprofit organizations dedicated to strengthening communities. It expanded to the United States in 1851 and has since become a cornerstone for youth development, healthy living, and social responsibility. The Golden Corridor Family YMCA continues this legacy by serving families across the region with inclusive programs and vital community services.

2. Size and type of building to be occupied: 132,350 sf facility (new pool and upcoming renovations)

3. Property Index Number (PIN): 07-19-105-013-0000

4. Property address: 101 and 104 N Barrington Road, Schaumburg, IL 60194

5. Legal description: attached as Exhibit A

6. Current number of employees company-wide: 22 FT 96 PT and 88 seasonal

7. Expected increase in employees due to the project: Anticipate 8 FT 40 PT

7. Estimate of total cost for the project: $1,000,000 – in process of engaging a General Contractor for estimates

If additional information is needed, please contact me at 312-604-3810 or via email at eberkshire@verrosberkshire.com

Sincerely,



Ellen G Berkshire

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 7B
ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7b 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 $1,000.00,* and supporting documentation must be filed as follows:
This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: RCG Prairie PM, LLC

Company: RCG Prairie PM, LLC Telephone: (847) 888-7410

Address: 3060 Peachtree Road, Ste 400

City: Atlanta State: GA Zip Code: 30305

Email Address: dough@gcfymca.org

Contact Person (if different than the Applicant)

Name: Ellen G Berkshire

Company: Verros Berkshire, PC Telephone: (312) 604-3810

Address: 1S660 Midwest Rd Suite 300

City: Oakbrook Terrace State: IL Zip Code: 60181

Email Address: eberkshire@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) 101 N Barrington Road

Permanent Real Estate Index Number: 07-19-105-013-0000

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: Schaumburg State: IL Zip Code: 60194

Township: Schaumburg Existing Class: 5-17

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 Golden Corridor Family YMCA

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? 6 Major Trades; 40 Workers

How many permanent full-time and part-time employees do you now employ in Cook County?
Full-time: 22 Part-time: 96

How many new permanent full-time jobs will be created by this proposed development? 8

How many new permanent part-time jobs will be created by this proposed development? 40

Nature of Development

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

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

[ ] 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): _____
Estimated date of construction completion: _____
Total redevelopment cost, excluding land: $ _____

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?

37,000 square feet vacant since Summer of 2024 (previous occupant was Signature Fitness Club) and 95,350 square feet vacated by @Home since Spring of 2025 (5/1/25)

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 of 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) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7b Application and that it finds Class 7b 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 that the area is "in need of commercial development", are satisfied.

In addition, a copy of the application must be submitted to the Cook County Bureau of Economic Development (BED) for their approval (for additional information contact BED at 312-603-1000.

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.

The property cannot receive Class 7B 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 the same to be true.

_____	_____
Signature	Date
_____	_____
Print Name	Title

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

Revised 12/30/2025

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBER 07-19-105-013-0000 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 parcel delineated by Property Index Number 07-19-105-013-0000 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 December 2025 study analysis from the consulting firm Gruen Gruen + Associates prepared specifically for above referenced PIN 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) Stagnant or declining Equalized Assessed Value (EAV) whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village finds the property within the Area 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 dilapidated and in a state of deterioration and that the property within the Area is in need of substantial rehabilitation; public infrastructure is insufficient, faulty or poorly maintained that it impairs site use or development; 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 falling or stagnant property tax value over a prolonged period demonstrates underinvestment and failure to attract and retain economic activity.

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBER 07-19-105-013-0000 AS A BLIGHTED AREA

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.

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE REDEVELOPMENT AND REUSE OF VACANT PROPERTY LOCATED AT 101 AND 141 BARRINGTON ROAD IN SCHAUMBURG

To

GOLDEN CORRIDOR FAMILY YMCA

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

December 2025

C1718

Gruen Gruen + Associates

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE REDEVELOPMENT AND REUSE OF VACANT PROPERTY LOCATED AT 101 AND 141 BARRINGTON ROAD IN SCHAUMBURG

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APPLYING KNOWLEDGE
CREATING RESULTS
ADDING VALUE

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ÍNTRODUCTION AND WORK COMPLETED

Gruen Gruen + Associates ("GG+A") has been asked to evaluate whether blight conditions apply to the vacant retail space in the Prairie Towne Center located at 101 and 141 Barrington Road in the village of Schaumburg. The vacant building space in the 263,727-square-foot Prairie Towne Center consists of approximately 132,350 square feet of space formerly occupied by At Home (which leased approximately 90,000 square feet of space in 2019 and closed in May 2025) and a 24 Hour Fitness (which is reported to have vacated in 2020 approximately 37,000 square feet of space leased in 2019).

Golden Corridor Family YMCA proposes to combine the two vacant units and adaptively reuse the vacant retail space for a YMCA facility including a swimming pool under a long-term lease.

To complete the evaluation, GG+A obtained property condition information from representatives of YMCA, market conditions perspective from a retail broker representing YMCA on the lease transaction as well as property and equalized assessed valuation data from the Cook County Assessor's Office. GG+A also obtained information from the YMCA about the effect not receiving the Class 7(a) tax incentive would have on being able to carry out its mission at the property.

PRIMARY CONCLUSIONS

The conclusion that the property is subject to blight and in need of redevelopment is supported by the following findings:

- Including other currently vacant units and the proposed YMCA space, over 54 percent of the space in the shopping center is vacant. This amount of vacancy is "excessive";
- The vacant building space is deteriorated, dilapidated, and requires improvements and repairs and modifications and relocation of existing systems and services to be suitable for occupancy by the YMCA;
- The property is physically and functionally obsolete; and
- The assessed value of the property has been stagnant and on a downward trend since 2020 and in its vacant condition would not generate as much property taxes compared to the property being re-occupied and generating foot-traffic for other tenancies in the center.

In addition, as another basis for the property being appropriately designated in need of redevelopment, but for the provision of the Class 7(a) tax incentive, it would not be financially feasible for the YMCA to redevelop and adaptively reuse the retail spaces as a contemporary YMCA facility. In the absence of the Class 7(a) tax incentive, the share of the YMCA budget allocated to property taxes would be too high and prevent the YMCA from offering the full program of services typically

associated with a YMCA. A central value of the YMCA is never to turn anyone away due to their inability to pay for YMCA services. Without the benefit of the Class 7(a) tax incentive, the full burden of property taxes would severely hamper the ability of YMCA to fulfil its mission, particularly for children and their families who cannot afford to participate in YMCA programs. Without the provision of a Class 7(a) tax incentive, the YMCA would be forced to limit the number of individuals the YMCA could serve. With the provision of the Class 7(a) tax incentive, YMCA would be able to use the property tax savings to provide financial assistance to those children and families unable to afford YMCA programs, The YMCA would be able to provide a full program of services to maximize community benefits. As a result, the negative effects of an excessive vacancy would also be eliminated, generating positive spillover for the other tenancies of the shopping center.[1]

BLIGHT CONDITION FINDINGS

The village of Schaumburg must designate the property/area as "blighted" and in need of redevelopment to meet Cook County Class 7(a) eligibility requirements. Consistent with the eligibility factors required to apply under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 through 11-74.4-11), GG+A concludes that the property is subject to blight and can be appropriately designated as a Redevelopment Project Area. This conclusion that the property is blighted and in need of redevelopment is based on findings that the following factors pertain to the property:

[1] The attraction of a YMCA also permits the landlord to avoid the continued carrying costs of vacant space, the deleterious effects of a lack of foot traffic on other tenants of the Prairie Towne Center because of the vacant space, and the likely significant capital costs of subdividing or otherwise changing the configuration of the spaces to accommodate tenants not prepared to occupy such a large amount of space.

The first eligibility factor that applies is a "Lagging" or "Declining" Assessed Value. Table 1 shows that the assessed value of the property has remained essentially stagnant and on a downward trend from 2020 through 2025.

TABLE 1: Assessed Value and Property Taxes Trend[1]

Tax Year	Assessed Value	Tax Rate	Property Taxes Billed
2020	$2,482,682	9.241%	$739,527
2021	$2,482,682	10.094%	$826,321
2022	$3,041,966	9.291%	$752,481
2023	$3,376,665	9.287%	$826,321
2024	$3,376,665	9.586%	$945,884
2025	$2,684,250	9.586%	$781,044
Change 2019-2024	$201,568		$41,517

[1]PIN: 07-19-105-013-0000

Sources: Cook County Treasurer; Cook County Assessor; Verros Berkshire; Gruen Gruen + Associates.

While the assessed value has increased from its low in 2020, it has increased over five years by only $201,600 or only about eight percent in total. The assessed value, which is lower in 2025 than in 2022 through 2024, is not reflective of the full potential of the property. The property taxes have increased by only approximately $41,500 but are lower than the property taxes billed in 2021, 2023, and 2024.

The second eligibility factor that applies is "Excessive Vacancies". The vacant building space in the 263,727-square-foot Prairie Towne Center which YMCA will occupy if a Class 7(a) tax incentive is granted consists of approximately 132,350 square feet of space formerly occupied by At Home (which leased approximately 90,000 square feet of space in 2019 and closed in May 2025) and a 24 Hour Fitness (which is reported to have vacated in 2020 approximately 37,000 square feet of space leased in 2019). Including other currently vacant units and the proposed YMCA space, over 54 percent of the space in the shopping center is vacant. By any measure, this amount of vacancy is "excessive".

The property has a history of prolonged vacancies. The building space for the YMCA previously sat empty for eight years since a Lowe's store closed in 2011 after operating for only five years until 2019 when At Home and 24 Hour Fitness leased the space.[2]

Tariff costs and inflation, reduced labor force growth, budget constrained consumers (other than the affluent), "right-sizing" retailers, and high financing costs could pressure existing centers like the Prairie Towne Center with mid-tier tenancies serving middle-income consumers. For the vacant space to be re-leased and re-occupied in the current economic environment could be time-consuming and require significant upfront capital expenditures. In the meantime, the vacant space results in no foot traffic for other tenants of the center and weakens the competitive appeal of the center to consumers.

A third eligibility factor that applies is "Dilapidation". The structure has elements of dilapidation and is not suitable without alterations and improvements for use of the vacant space by the YMCA. For example, according to a report by ECL dated September 8, 2025, the existing heating and air conditioning (HVAC) system and utilities piping must be augmented because the existing system is insufficient to meet the HVAC requirements of the YMCA: "The total load, based on the reuse of the space 510 tons on the final occupancy load. Additional RTU's/ DOAS units will need to be added, around 300 tons of cooling/heating/ventilation units, to meet the new requirements. The gas meter and piping will need to be increased to handle the additional heating load."[3]

In addition, the existing electrical system is inadequate to serve the YMCA use. The ECL report indicates that the "existing 1,200 amp service serving the existing At Home space will be upgrade(d) to 2,000 amps to handle the additional HVAC load."[4]

Similarly, plumbing system and facility enhancements are required including according to ECL the following: "The existing 2"cw line serving the existing space will be upgraded to a 3" line. …The new bathrooms and plumbing fixtures will reconnect to the existing sanitary mains. …Based on the new occupancy, the Illinois Plumbing Code will need two (2) additional water closets, one (1) additional urinal for the assembly area. The new rehab space will need two (2) water closets, two (2) lavatories and one (1) drinking fountain."[5].

[2] Schaumburg At Home 24 Hour Fitness Prairie Towne Center.
[3] ECL "Existing MEP/FP conditions", September 8, 2025, page 3.
[4] Id. at page 4.
[5] Id. at page 6.

According to a foundation and framing plan by Baker Barrios, certain columns will need to be reinforced and new columns and footings installed and beams installed to the roof to support the structure of the YMCA facility.

A fourth eligibility factor is "Obsolescence". According to the retail center database MallsDB.com, the Prairie Towne Center is approximately 44 years old. The physical obsolescence suggested by the need for building structural and systems improvements and modifications reflects the age of the property and the change in the use for a YMCA facility. To accommodate a new YMCA use, for example, will require exterior and interior alterations and enhancements including new interior configurations, and modifications and relocations of sprinkler, ceiling and lighting systems and new ADA compliant bathroom facilities.

A fifth eligibility factor that applies is "Deterioration". The vacant building space is also subject to deterioration. For example, the existing exterior façade needs to be rehabilitated with a contemporary design including signage to highlight the presence of the YMCA.

THE NEED FOR CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP TO ADAPTIVELY REUSE THE PROPERTY FOR A YMCA FACILITY TO FULLY MEET THE CORE MISSION OF YMCA

In addition, as another basis for the property being appropriately designated in need of redevelopment, but for the provision of the Class 7(a) tax incentive, it would not be financially feasible for the YMCA to redevelop and adaptively reuse the retail spaces as a contemporary YMCA facility. In the absence of the Class 7(a) tax incentive, the share of the YMCA budget allocated to property taxes would be too high and prevent the YMCA from offering the full program of services typically associated with a YMCA.

A central value of the YMCA is never to turn anyone away due to their inability to pay for YMCA services. Without the benefit of the Class 7(a) tax incentive, the full burden of property taxes would severely hamper the ability of YMCA to fulfil its mission, particularly for children and their families who cannot afford to participate in YMCA programs. Without the provision of a Class 7(a) tax incentive, the YMCA would be forced to limit the number of individuals the YMCA could serve. With the provision of the Class 7(a) tax incentive, YMCA would be able to use the property tax savings to provide financial assistance to those children and families unable to afford YMCA programs, The YMCA would be able to provide a full program of services to maximize community benefits. As a result, the negative effects of an excessive vacancy would also be eliminated, generating positive spillover for the other tenancies of the shopping center.

Gruen Gruen + Associates (GG+A) is a firm of economists, sociologists, and market, financial and fiscal analysts. Developers, public agencies, attorneys, and others involved in real estate asset management utilize GG+A research and consulting to make and implement investment, marketing, product, pricing and legal support decisions. The firm's staff has extensive experience and special training in the use of demographic analysis, survey research, econometrics, and financial analysis to describe and forecast markets for a wide variety of real estate projects, land uses, and economic activities.

Since its founding in 1970, GG+A has pioneered the integration of behavioral research and economic analysis to provide a sound foundation for successful land use policy and economic development actions. GG+A has also pioneered the use of economic, social and fiscal impact analysis. GG+A impact studies accurately and comprehensively portray the effects of public and private real estate developments, land use plans, regulations, annexations and assessments on the affected treasuries, taxpayers, consumers, other residents and property owners.

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RESOLUTION NO. R-26 -

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 101 BARRINGTON ROAD, SCHAUMBURG, ILLINOIS (GOLDEN CORRIDOR FAMILY YMCA)

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 Golden Corridor Family YMCA to support and consent to the filing of an application for a Class 7B Tax Incentive for the property located at 101 Barrington Road, in Schaumburg, Illinois, part of Permanent Parcel No. 07-19-105-013-0000 (the "Property") with a legal description of:

> THAT PART OF LOTS 1, 2 AND 4 IN PRAIRIE TOWNE CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 (EXCEPT THAT PART TAKEN FOR ROAD PER CONDEMNATION CASE NUMBER 12L051276) BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 THENCE SOUTH 86°28'50" WEST ALONG THE SOUTH LINE OF SAID LOT 2, 397.25 FEET THENCE SOUTH 40°36'26" EAST 76.26 FEET THENCE SOUTH 86°28'50" WEST ALONG A SOUTHERLY LINE OF LOT 4 AFORESAID AND THE EASTERLY EXTENSION THEREOF, 300.50 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 4 (THE FOLLOWING 9 COURSES RUN ALONG THE WESTERLY LINES OF LOTS 4, 2 AND 1 IN SAID PRAIRIE TOWNE CENTER) THENCE NORTH 03°31'10" WEST 181.94 FEET THENCE SOUTH 86°28'50" WEST 207.19 FEET THENCE NORTH 00°10'51" WEST 99.77 FEET THENCE NORTH 86°28'50" EAST 201.38 FEET THENCE NORTH 03°31'10" WEST 251.29 FEET THENCE SOUTH 86°28'50" WEST 151.72 FEET THENCE SOUTH 03°31'10" EAST 22 FEET THENCE SOUTH 36°28'55" WEST 18.79 FEET
> THENCE SOUTH 89°49'09" WEST 25 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1 THENCE NORTH 00°10'51" WEST ALONG THE WEST LINE OF SAID LOT 1, 61.06 FEET THENCE NORTH 86°30'10" EAST 427.01 FEET THENCE NORTH 53°10'00" EAST 53.38 FEET THENCE NORTH 86°28'10" EAST 365.34 TO THE EAST LINE OF SAID LOT 1 AT A POINT THAT IS 112.24 FEET NORTH OF THE MOST
> EASTERLY SOUTHEAST CORNER OF SAID LOT 1, AS MEASURED ALONG SAID EAST LINE THENCE SOUTH 03°31'10" EAST ALONG THE EAST LINES OF LOTS 1 AND 2 IN SAID PRAIRIE TOWNE CENTER 527.24 FEET TO THE POINT OF BEGINNING IN SECTION 19 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHEREAS, the prospective tenant, Golden Corridor Family YMCA, intends to use the property for commercial purposes; and

WHEREAS, Golden Corridor Family YMCA 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 have been vacant and unused for greater than 12 continuous months prior to the application; and

RESOLUTION NO. R-26 -

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 101 BARRINGTON ROAD, SCHAUMBURG, ILLINOIS (GOLDEN CORRIDOR FAMILY YMCA)

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 incentive, the Village of Schaumburg is at a competitive disadvantage in attracting development; (ii) the Property is currently vacant and the extent and duration of the vacancy will persist and have an adverse influence on the area; (iii) the vacant building space is deteriorated, dilapidated, and requires improvements and repairs; (iv) the building is obsolete and contains characteristics that are no longer suitable for their original use to due age, market conditions, and other factors; and (v) the erosion of the tax base of the Village and other taxing districts by the loss of retail 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 Golden Corridor Family YMCA in receiving the Class 7B Tax Incentive for the Subject Property, provided the Village receives certain assurances from Golden Corridor Family YMCA relating thereto, given that the continued operation of Golden Corridor Family YMCA'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, Golden Corridor Family YMCA will have a minimum of forty-eight (48) permanent employees by December 31, 2027 that is located on the Subject Property (the "Facility") and is to be maintained for the term of the 7B Incentive; and

WHEREAS, Golden Corridor Family YMCA will invest a minimum of one million dollars ($1,000,000.00) in additional capital improvements to the Facility by December 31, 2027; and

WHEREAS, Golden Corridor Family YMCA 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 7B Tax Incentive; and

WHEREAS, Golden Corridor Family YMCA, 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 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 Golden Corridor Family YMCA 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 Golden Corridor Family YMCA does not comply with the terms of the Development Agreement, the Village may require that Golden Corridor Family YMCA 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 Golden Corridor Family YMCA 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.

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 GOLDEN CORRIDOR FAMILY YMCA
FOR THE APPROVAL OF A COOK COUNTY CLASS 7B REAL ESTATE TAX
CLASSIFICATION FOR 101 BARRINGTON ROAD, 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 GOLDEN CORRIDOR FAMILY YMCA, an Illinois not-for-profit organization (the "Applicant").

RECITALS

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

B. Golden Corridor Family YMCA is an Illinois not-for-profit organization, and the tenant of the following-described property:

> THAT PART OF LOTS 1, 2 AND 4 IN PRAIRIE TOWNE CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 (EXCEPT THAT PART TAKEN FOR ROAD PER CONDEMNATION CASE NUMBER 12L051276) BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 THENCE SOUTH 86°28'50" WEST ALONG THE SOUTH LINE OF SAID LOT 2, 397.25 FEET THENCE SOUTH 40°36'26" EAST 76.26 FEET THENCE SOUTH 86°28'50" WEST ALONG A SOUTHERLY LINE OF LOT 4 AFORESAID AND THE EASTERLY EXTENSION THEREOF, 300.50 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 4 (THE FOLLOWING 9 COURSES RUN ALONG THE WESTERLY LINES OF LOTS 4, 2 AND 1 IN SAID PRAIRIE TOWNE CENTER) THENCE NORTH 03°31'10" WEST 181.94 FEET THENCE SOUTH 86°28'50" WEST 207.19 FEET THENCE NORTH 00°10'51" WEST 99.77 FEET THENCE NORTH 86°28'50" EAST 201.38 FEET THENCE NORTH 03°31'10" WEST 251.29 FEET THENCE SOUTH 86°28'50" WEST 151.72 FEET THENCE SOUTH 03°31'10" EAST 22 FEET THENCE SOUTH 36°28'55" WEST 18.79 FEET
> THENCE SOUTH 89°49'09" WEST 25 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1 THENCE NORTH 00°10'51" WEST ALONG THE WEST LINE OF SAID LOT 1, 61.06 FEET THENCE NORTH 86°30'10" EAST 427.01 FEET THENCE NORTH 53°10'00" EAST 53.38 FEET THENCE NORTH 86°28'10" EAST 365.34 TO THE EAST LINE OF SAID LOT 1 AT A POINT THAT IS 112.24 FEET NORTH OF THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1, AS MEASURED ALONG SAID EAST LINE THENCE SOUTH 03°31'10" EAST ALONG THE EAST LINES OF LOTS 1 AND 2 IN SAID PRAIRIE TOWNE CENTER 527.24 FEET TO THE POINT OF BEGINNING IN SECTION 19 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Number(s): 07-19-105-013-0000

Common Address: 101 Barrington Road, Schaumburg, Illinois 60194;
(the "Subject Property").

C. Golden Corridor Family YMCA intends to become the occupant of the Subject Property and intends to combine two vacant units and adaptively reuse the vacant retail space for a YMCA facility including a swimming pool under a long-term lease.

D. Golden Corridor Family YMCA 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 Golden Corridor Family YMCA in obtaining the approval of the Class 7B Incentive, provided the Village receives certain assurances from Golden Corridor Family YMCA relating thereto, given that the continued operation of businesses located within 101-104 Barrington Road 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 Golden Corridor Family YMCA and the Village, Golden Corridor Family YMCA 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. Golden Corridor Family YMCA will commence construction on the 132,350 square-foot building by June 1, 2026. They will complete construction on this building by June 1, 2027. They will occupy the building and operations will begin by December 31, 2027. Golden Corridor Family YMCA will hire a minimum of 48 permanent employees by December 31, 2027, at the YMCA that is located on the Subject Property (the "Facility"); and is to be maintained for the term of the 7B Incentive.

Section 3. Golden Corridor Family YMCA 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, 2027.

Section 4. Golden Corridor Family YMCA 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 7B Incentive.

Section 5. Golden Corridor Family YMCA 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 Golden Corridor Family YMCA 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. Golden Corridor Family YMCA 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 Golden Corridor Family YMCA 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 7A Incentive will be terminated if Golden Corridor Family YMCA 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, Golden Corridor Family YMCA 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 Golden Corridor Family YMCA 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	GOLDEN CORRIDOR FAMILY YMCA
By: _____	By: _____
Tom Dailly, Village President	Golden Corridor Family YMCA
Attest: _____	Attest: _____
Date: _____	Date: _____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Proceed with Amendments to North Schaumburg Redevelopment Project Area – TIF Amendment No. 1
02/24/26
Village Board

Presenter: Liz Dechant
Lead Department: Economic Development

Executive Summary:

The Village of Schaumburg established the North Schaumburg Tax Increment Financing (TIF) District in 2014 to encourage reinvestment, strengthen the tax base, and stimulate redevelopment in underutilized areas. In 2025, the Village engaged SB Friedman to prepare Amendment No. 1 to the Redevelopment Plan and evaluate three adjoining parcels—Amendment Areas 1, 2, and 3—for inclusion in the existing district. The proposed Amended Project Area would expand from 1,086 to approximately 1,122 acres.

SB Friedman's analysis found that each new area qualifies as "blighted vacant land" under state statute due to factors including lack of growth in equalized assessed value, obsolete platting, chronic flooding, and diversity of ownership. The amendment updates the 2014 Redevelopment Plan to reflect current conditions and boundaries, includes new maps and definitions, and adds the Plum Grove Woodlands Sanitary District as a taxing jurisdiction.

The TIF budget has been updated to 2025 dollars, increasing total estimated redevelopment costs to $1.176 billion and projecting a 2037 equalized assessed value of approximately $1.152 billion, up from $1.110 billion. Eligible project costs continue to include property assembly, site preparation, infrastructure, flood mitigation, and related redevelopment expenses.

Staff recommends proceeding with the statutory steps required to amend the district, beginning with approval of an ordinance setting a public hearing for April 14, 2026, at 7:00 p.m.

Recommended Action:

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve an Ordinance setting the time and place of the required public hearing for the proposed Amended North Schaumburg Project Area.

ATTACHMENTS:
- North Schaumburg TIF - Ordinance public notice of a public hearing 2.26.pdf
- Amendment Memo 2.17.26.pdf
- North Schaumburg TIF Amendment No 1- FINAL - 2026-02-10.pdf

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE OF THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, TO SET A DATE FOR AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING FOR AMENDMENT NO. 1 TO THE NORTH SCHAUMBURG REDEVELOPMENT PROJECT AREA

ADOPTED: FEBRUARY 24, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON FEBRUARY 24, 2026

WHEREAS, the Village of Schaumburg, Cook and DuPage Counties, Illinois (the "*Village*"), is a duly organized and validly existing home rule municipality created in accordance with Article VII, Section 7 of the Constitution of the State of Illinois of 1970; and,

WHEREAS, the Village adopted the North Schaumburg Redevelopment Plan and Project and designated the North Schaumburg Redevelopment Project Area ("North Schaumburg RPA" or the "Project Area") as a tax increment financing district in 2014 pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in order to promote comprehensive, planned development, strengthen the local economy and tax base, eliminate physical and economic obsolescence, increase commercial activity and residential options, and create employment opportunities for Village residents; and,

WHEREAS, in September 2025, the Village engaged SB Friedman Development Advisors, LLC ("SB Friedman") to (i) conduct eligibility studies for three separate amendment areas ("Amendment Area 1," "Amendment Area 2," and "Amendment Area 3," collectively the "Amendment Areas") that adjoin the existing North Schaumburg RPA and (ii) prepare proposed Amendment No. 1 to the North Schaumburg Redevelopment Plan and Project (the "Amended Redevelopment Plan"); and,

WHEREAS, SB Friedman's eligibility study concludes that each of the Amendment Areas qualifies as "blighted" vacant land under the Act based on a combination of factors including lack of growth in equalized assessed value ("EAV"), obsolete platting, diversity of ownership (in Amendment Area 3), and, for Amendment Area 2, chronic flooding and contribution to flooding in the Salt Creek watershed; and,

WHEREAS, Amendment Area 1 consists of one parcel of approximately 6 acres east of North Roselle Road and south of East Central Road; Amendment Area 2 consists of six parcels totaling approximately 29 acres west of Meacham Road and approximately 0.25 miles north of East Algonquin Road; and Amendment Area 3 consists of two parcels totaling approximately 1 acre at the intersection of South Thorntree Lane and East Algonquin Road; and,

WHEREAS, upon inclusion of the Amendment Areas, the "Amended Project Area" will comprise the original North Schaumburg RPA plus the Amendment Areas and contain approximately 1,122 acres; and,

WHEREAS, SB Friedman has also prepared recommended revisions to the original 2014 Redevelopment Plan, including an updated future land use plan (Figure 3), updated estimates of EAV and tax increment, an expanded list of eligible redevelopment project costs totaling $1,175,700,000 in 2025 dollars, and the addition of the Plum Grove Woodlands Sanitary District as an overlapping taxing district within the Amended Project Area; and,

WHEREAS, the President and Board of Trustees of the Village (the "Corporate Authorities") now desire to proceed under the Act with consideration of Amendment No. 1 to the North Schaumburg Redevelopment Plan and Project and the designation of the Amended Project Area, and to set a date for and approve the form of public notice of the required public hearing;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Schaumburg, Cook and DuPage Counties, Illinois, as follows:

SECTION ONE: It is necessary and in the best interests of the Village that a public hearing be held prior to the adoption by the Board of Trustees of an ordinance or ordinances (i) approving Amendment No. 1 to the North Schaumburg Redevelopment Plan and Project (the "Amended Redevelopment Plan") and (ii) approving the designation of the Amended North Schaumburg Redevelopment Project Area (the "Amended Project Area") and the continued use of tax increment financing pursuant to the Act. Accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the Act.

SECTION TWO: It is hereby determined that a public hearing (the "Hearing") on the proposed Amended Redevelopment Plan for the proposed Amended Project Area, as legally described in Exhibit A attached hereto and made a part hereof, shall be held by the Board of Trustees on the 14th day of April, 2026, at 7:00 p.m., in the Municipal Center, 1000 E. Woodfield Road, Schaumburg, Illinois. [Hearing date may be adjusted by staff prior to adoption to conform with actual schedule.]

SECTION THREE: Notice of the Hearing be, and is hereby, authorized to be given by publication and mailing; said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in the Daily Herald newspaper, being a newspaper of general circulation within the taxing districts in the proposed Amended Project Area, and said notice by mailing to be given by depositing such notice in the United States mail by certified 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 Amended Project Area, not less than ten (10) days prior to the date set for the Hearing; provided, however, that in the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owners of such property, all as required by the Act.

SECTION FOUR: Notice of the Hearing be, and the same is hereby, directed to be in substantially the following form:

NOTICE OF PUBLIC HEARING

VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, PROPOSED APPROVAL OF THE NORTH SCHAUMBURG REDEVELOPMENT PROJECT AREA

Notice is hereby given that on the 14th day of April 2026, at 7:00 p.m., at the Municipal Center, 1000 E. Woodfield Road, Schaumburg, Illinois, a public hearing (the "*Hearing*") will be held to consider the approval of Amendment No. 1 to the Tax Increment Financing Redevelopment Plan and Project (the "Amended Redevelopment Plan") for, and the

designation of, the Amended North Schaumburg Redevelopment Project Area (the "Amended Project Area") legally described as follows:

THAT PART OF SECTIONS 33, 34 AND 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO PART OF FRACTIONAL SECTIONS 1, 2 AND 3, AND PART OF SECTIONS 10, 11 AND 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, AND ALONG THE WEST LINE OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24449403, AND ALONG THE WEST LINE OF NATION PIZZA PRODUCTS CONSOLIDATION, RECORDED AS DOCUMENT 0526545054, AND ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF QUENTIN ROAD; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, TO THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 IN LAKEWOODS/KINDERCARE SUBDIVISION, RECORDED AS DOCUMENT 97958534; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1, 230 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1, SAID CORNER BEING ON THE SOUTHERLY LINE OF LOT 1 IN LAKES OF SCHAUMBURG UNIT 1, RECORDED AS DOCUMENT 88109929; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF LAKES OF SCHAUMBURG UNIT 2, RECORDED AS DOCUMENT 88479427, AND ALONG THE SOUTHEASTERLY EXTENSION OF SAID SOUTHERLY LINE, TO THE EASTERLY LINE OF PLUM GROVE ROAD; THENCE SOUTHERLY ALONG THE SAID EASTERLY LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 0436518076; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID LAND DESCRIBED IN TRUSTEE'S DEED, 677.72 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND TO THE SOUTHEAST CORNER OF LAND CONVEYED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 2515327004; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LAND 500 FEET MORE OR LESS TO A BEND POINT IN SAID EASTERLY LINE, SAID POINT BEING ON THE

NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 42, RANGE 10, AND 1575.4 FEET MORE OR LESS EAST OF THE CENTER OF SECTION 34; THENCE WESTERLY ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER, 152.71 FEET TO A BEND POINT; THENCE NORTHERLY 1078.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 IN DRABANT'S RESUBDIVISION, RECORDED AS DOCUMENT NUMBER T1771964; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1 IN WESTERBERG'S WOODLANDS SUBDIVISION, RECORDED AS DOCUMENT 17586213; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTH RIGHT OF WAY LINE OF SUE LANE; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SUE LANE TO A BEND POINT ON THE WESTERLY LINE OF LOT 5 IN OAKSBURY CENTER SUBDIVISION, RECORDED AS DOCUMENT 23624265; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID OAKSBURY CENTER SUBDIVISION 198 FEET MORE OR LESS TO A BEND POINT ON THE WESTERLY LINE OF LOT 4; THENCE CONTINUING SOUTHWESTERLY ALONG THE WEST LINE OF SAID OAKSBURY CENTER SUBDIVISION TO THE NORTHWEST CORNER OF LOT 4 IN OAK VALLEY ESTATES SUBDIVISION, RECORDED AS DOCUMENT NUMBER 25862308; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF LOTS 5 AND 6 IN SAID OAK VALLEY ESTATES SUBDIVISION TO THE SOUTHWEST CORNER OF SAID OAK VALLEY ESTATES SUBDIVISION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID OAK VALLEY ESTATES SUBDIVISION TO THE EAST RIGHT OF WAY LINE OF MEACHAM ROAD; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF MEACHAM ROAD TO THE SOUTHWEST CORNER OF LOT 37 IN PLUM GROVE WOODLANDS, RECORDED AS DOCUMENT T1007212, SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF BRIARWOOD LANE; THENCE SOUTH 266 FEET MORE OR LESS TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LAND CONVEYED BY QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 1908657124; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE, 164 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LAND CONVEYED; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND CONVEYED, 99 FEET TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE EAST ALONG THE SOUTH LINE OF SAID LAND CONVEYED 64 FEET MORE OR LESS TO THE WEST LINE OF MEACHAM ROAD; THENCE EASTERLY 100 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 1 IN THE SHOPPES AT PRIME VILLAGE CONSOLIDATION, RECORDED AS DOCUMENT NUMBER 0713415145; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 724.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE, 400.13 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION OF SAID NORTHERLY LINE, 290.94 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF THORNTREE LANE; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY

LINE OF THORNTREE LANE 494.90 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD AND THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE WESTERLY LINE OF ARBOR DRIVE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ARBOR DRIVE 645 FEET MORE OR LESS TO THE NORTHERLY LINE OF ARBOR DRIVE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF ARBOR DRIVE TO AN ANGLE POINT, SAID POINT BEING THE WEST LINE OF ARBOR DRIVE AND THE EAST LINE OF LAND CONVEYED BY SPECIAL WARRANTY DEED 2303046230; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ARBOR DRIVE, AND ALONG THE SOUTHERLY EXTENSION OF SAID WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY PER DOCUMENT 17512975, SAID SOUTHERLY LINE BEING 391.2 FEET MORE OR LESS SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF ARBOR DRIVE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE 882.87 FEET MORE OR LESS TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, 25 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, 1596.75 FEET TO THE NORTHWEST CORNER OF LOT 1 IN WINDY POINT OF SCHAUMBURG, RECORDED AS DOCUMENT 99137488; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 17361617; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED, A DISTANCE OF 2461.57 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, A DISTANCE OF 1207.84 FEET MORE OR LESS TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF LOT 18 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, RECORDED AS DOCUMENT NUMBER LR3406407; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 12.61 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 118.41 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 113.51 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE WESTERLY ALONG SAID NORTHWESTERLY LINE, 10.00 FEET TO THE WEST LINE OF SAID LOT 18, ALSO BEING THE EAST LINE OF PLUM GROVE ROAD; THENCE SOUTH ALONG SAID EAST LINE OF PLUM GROVE ROAD, 1044.76 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 12 IN WOODFIELD

BUSINESS CENTER III, RECORDED AS DOCUMENT 97768945; THENCE SOUTHWESTERLY ALONG SAID EASTERLY EXTENSION, AND ALONG SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINE OF LOT 7 IN SAID WOODFIELD BUSINESS CENTER III AND ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINES OF LOT 10 AND LOT 9 IN SAID WOODFIELD BUSINESS CENTER III, A DISTANCE OF 2305.5 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 465.44 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 331.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 401.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER BEING THE SOUTHEAST CORNER OF LOT 102 IN WOODFIELD BUSINESS CENTER TWO – EAST PHASE I, RECORDED AS DOCUMENT 26501313; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 102, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 553.87 FEET, AN ARC LENGTH OF 242.27 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 32.29 FEET TO THE SOUTHEAST CORNER OF LOT 100 IN SAID WOODFIELD BUSINESS CENTER TWO – EAST PHASE I; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 100, A DISTANCE OF 237.15 FEET TO A POINT OF CURVATURE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE LAST DESCRIBED COURSE, 96 FEET MORE OR LESS TO THE NORTHERLY LINE OF COMMERCE DRIVE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN WOODFIELD BUSINESS CENTER TWO – EAST PHASE 3, RECORDED AS DOCUMENT 87517101; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 374.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER BEING ON THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, TO THE WESTERLY LINE OF ROSELLE ROAD; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE VILLAGE OF SCHAUMBURG, SAID POINT BEING 743 FEET MORE OR LESS NORTH OF THE CENTERLINE OF CENTRAL ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 289.77 FEET MORE OR LESS TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 299.46 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 238.64 FEET TO AN ANGLE POINT; THENCE NORTHEASTERLY ALONG SAID NORTH LINE 497.61 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 430.64 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 442.73 FEET TO AN ANGLE POINT, THENCE EASTERLY ALONG SAID NORTH LINE 129.89 FEET TO AN

ANGLE POINT, SAID POINT ALSO BEING THE WEST LINE OF VACATED CENTRAL ROAD PER DOCUMENT 26597951; THENCE SOUTHERLY ALONG SAID NORTH LINE 201.48 FEET TO THE SOUTHWEST CORNER OF THE METROPOLITAN SANITARY DISTRICT PARCEL PER DOCUMENT 26075403; THENCE EASTERLY 1220.00 FEET TO AN ANGLE POINT; THENCE SOUTH ALONG SAID WESTERLY LINE, 1334.40 FEET TO THE NORTHERLY LINE OF THE NORTHWEST TOLLWAY; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 530 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 12 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 807.41 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE EASTERLY ALONG SAID WESTERLY LINE, 381.55 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF LOT 1 IN NARCO SCHAUMBURG CENTER FOR INDUSTRY SUBDIVISION NO. 1, RECORDED AS DOCUMENT NUMBER 23971146, AND ALONG THE WESTERLY LINE OF LOT 10 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730, A DISTANCE OF 841.73 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID LOT 10; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 264 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, SAID NORTHWEST CORNER BEING ON THE SOUTHERLY LINE OF LOT 3 IN LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 420.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD, EASTERLY OF THE EAST RIGHT OF WAY LINE OF MEACHAM ROAD, NORTHERLY OF THE SOUTHERN RIGHT OF WAY LINE OF CENTRAL ROAD, AND WESTERLY OF A LINE DRAWN FROM THE WEST RIGHT OF WAY LINE OF THOREAU DRIVE TO THE EAST RIGHT OF WAY LINE OF THORNTREE LANE.

ALL IN COOK COUNTY, ILLINOIS

In 2014, the Village of Schaumburg (the "Village") established the North Schaumburg Redevelopment Project Area ("North Schaumburg RPA") as a tax increment financing district to promote comprehensive, planned development; strengthen the economy and real estate tax base; eliminate physical and economic deterioration and obsolescence; increase commercial activity and residential options; and create employment opportunities for Village residents.

The proposed Amended Project Area consists of the existing North Schaumburg RPA plus three adjoining amendment areas and contains approximately 1,122 acres in the northern portion of the Village. The Amendment Areas total approximately 36 acres and are generally described as: (i) Amendment Area 1 – one parcel of approximately 6 acres east of North Roselle Road and south of East Central Road; (ii) Amendment Area 2 – six parcels containing approximately 29 acres west of Meacham Road and approximately 0.25 miles north of East Algonquin Road; and (iii) Amendment Area 3 – two parcels containing approximately 1 acre at the intersection of South Thorntree Lane and East Algonquin Road.

The Amended Redevelopment Plan proposes, among other things, to:

- Confirm that the improved portions of the existing North Schaumburg RPA continue to qualify as a "conservation area" under the Act and that the Amendment Areas qualify as "blighted" vacant land based on factors including lack of growth in equalized assessed value, obsolete platting, diversity of ownership (in Amendment Area 3), and, in the case of Amendment Area 2, chronic flooding and contribution to flooding within the Salt Creek watershed;
- Update the future land use plan for the Amended Project Area to reflect the Village's objectives for continued commercial, mixed-use, and related development consistent with the North Schaumburg Plan and the Village's Comprehensive Plan;
- Update estimates of anticipated equalized assessed value, including a projected EAV for the Amended Project Area of approximately $1,151,500,000 in tax year 2037; and
- Establish an updated budget for eligible redevelopment project costs in the amount of $1,175,700,000 (in 2025 dollars), including but not limited to property assembly and site preparation, planning and professional services, streetscape and infrastructure improvements (including stormwater and floodplain mitigation), environmental remediation, development financing costs, and relocation assistance, all as authorized under the Act.

Redevelopment Plan and Project, as proposed to be amended, are on file and available for public inspection at the Village of Schaumburg, Municipal Center, 1000 E. Woodfield Road, Schaumburg, Illinois, during regular office hours. Under the Amended Redevelopment Plan, the Village proposes to facilitate redevelopment within the Amended Project Area by incurring or reimbursing eligible redevelopment project costs as permitted by the Act, including, but not limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, rehabilitation and repair of buildings and fixtures, and financing and interest costs.

Prior to the date of the Hearing, each taxing district having taxable property in the proposed Amended Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the President of the Village of Schaumburg, Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois 60193.

At the Hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Amended Redevelopment Plan, designation of the Amended Project Area, and the continued use of tax increment allocation financing therefor.

The Hearing may be adjourned by the Mayor and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

By order of the Mayor and Board of Trustees of the Village of Schaumburg this 24th day of February, 2026.

/s/ Jane Lentino, Village Clerk

SECTION FIVE: Not less than forty-five (45) days prior to the date set for the Hearing, notice is hereby directed to be given by mail, as hereinabove provided, to all taxing districts of which taxable property is included in the proposed Amended Project Area and to the Illinois Department of Commerce and Economic Opportunity (the "DCEO"), and such notice shall also include an invitation to each taxing district and the DCEO to submit written comments to the Village, in care of the President of the Village of Schaumburg, Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois 60193, concerning the subject matter of the Hearing prior to the date of the Hearing.

SECTION SIX: It is hereby ordered that a Joint Review Board (the "Board") shall be convened at least fourteen (14) but not more than twenty-eight (28) days following the notice to be given to all taxing districts as provided in Section Five hereof, to consider the proposed Amended Redevelopment Plan for the proposed Amended Project Area. The Board shall consist of a representative selected by each affected taxing district (including, without limitation, community college district, local elementary school district, high school district, park district, library district, township, county, and the Village) and a public member to be selected by a majority of the other Board members, and shall act in accordance with the applicable provisions of the Act.

SECTION SEVEN: The document entitled "Tax Increment Financing Redevelopment Plan & Project – North Schaumburg Redevelopment Project Area, Amendment No. 1," prepared by SB Friedman Development Advisors, LLC, constituting a separate report that provides in reasonable detail the basis for the eligibility of the Amended Project Area and the proposed redevelopment program and budget, will be available for inspection and review commencing the 10th day of February, 2026, at the Village of Schaumburg, Municipal Center, 1000 E. Woodfield Road, Schaumburg, Illinois, during regular office hours.

SECTION EIGHT: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

AYES:

NAYS:

ABSENT:

ADOPTED _____

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Liz Dechant, Assistant Director of Economic Development

RE: Recommendation to Proceed with Amendments to North Schaumburg Redevelopment Project Area – TIF Amendment No. 1

DATE: February 17, 2026

Introduction

The Village of Schaumburg established the North Schaumburg Redevelopment Project Area (RPA) as a tax increment financing district known as the North Schaumburg TIF in 2014 with the objectives from the North Schaumburg Plan to promote reinvestment, strengthen the tax base, eliminate deterioration and obsolescence, increase commercial activity and housing options, and create employment opportunities. In September 2025, the Village engaged SB Friedman to prepare Amendment No. 1 to the North Schaumburg Redevelopment Plan and Project and to conduct eligibility studies for three adjoining areas, Amendment Areas 1, 2, and 3, for potential inclusion in the existing RPA. Collectively, the existing RPA totaling 1,086 acres, and the three Amendment Areas totaling 36 acres are referred to as the Amended Project Area, which totals approximately 1,122 acres.

The overall goal of the Amended North Schaumburg Redevelopment Plan is to reduce or eliminate the conditions that qualify the Amendment Areas as blighted vacant land, while continuing to support redevelopment objectives in the original RPA. Redevelopment is intended to promote reinvestment in underutilized sites, improve infrastructure and stormwater management particularly in flood-impacted areas, support compatible commercial and mixed-use development, and enhance the Village's tax base and employment opportunities.

Discussion

Staff have been working with SB Friedman to assess whether Amendment Areas 1, 2, and 3 (Exhibit A) qualify for inclusion in the existing North Schaumburg RPA and to update the 2014 Redevelopment Plan. The attached draft report, "North Schaumburg Redevelopment Project Area Tax Increment Financing District – Amendment No. 1," concludes that each Amendment Area is eligible to be designated as a "blighted area" for vacant land under the Illinois Tax Increment Allocation Redevelopment Act, while the rest of the existing Project Area will continue to be classified as "conservation area."

Amendment Area 1:

Amendment Area 1 consists of one approximately 6-acre parcel east of North Roselle Road and south of East Central Road. It is adjacent to Medieval Times Dinner and Tournament, 2001 N. Roselle Road and privately owned. SB Friedman determined that this area qualifies as blighted vacant land under the two-factor eligibility test due to (1) lack of growth in equalized assessed value (EAV) relative to the balance of the Village and the Consumer Price Index (CPI) for most of the 2019–2024 period, and (2) obsolete platting that will require subdivision and reconfiguration to support contemporary development and rights-of-way.

Amendment Area 2:
Amendment Area 2 consists of six parcels totaling approximately 29 acres west of Meacham Road and roughly 0.25 miles north of East Algonquin Road. The undeveloped property is currently under contract by Nitti Homes from the Loeber family to build a 122-home development that would consist of 43 single-family homes, 37 rowhouses, and 42 townhouses. This area qualifies as blighted vacant land under both the one-factor and two-factor tests. Christopher B. Burke Engineering, Ltd. found that approximately 24.5% of the site lies within FEMA-mapped regulatory floodplain and that 100% of the vacant land contributes runoff to the Salt Creek watershed, satisfying the "chronic flooding" factor. SB Friedman also found lack of growth in EAV over 2019–2024 relative to the Village and CPI, and obsolete platting, including irregular parcel shapes influenced by Salt Creek and parcels that lack direct access to public rights-of-way under the Village's subdivision standards.

Amendment Area 3:
Amendment Area 3 consists of two parcels totaling approximately 1 acre at the intersection of South Thorntree Lane and East Algonquin Road. This area qualifies as blighted vacant land under the two-factor test based on three conditions: (1) lack of growth in EAV, including three year-to-year periods of EAV decline over 2019–2024 and EAV growth rates below both the Village and CPI in three of five periods; (2) obsolete platting, as the parcels are undersized and irregularly shaped relative to B-2 zoning requirements and typical contemporary retail sites, and are impacted by spillover parking from an adjacent use; and (3) diversity of ownership, with one parcel owned by the Village and one under private ownership, which creates a barrier to land assembly and redevelopment. The property was previously home to Frankly Yours at 1580 E. Algonquin Road.

Updates to Original Redevelopment Plan
Amendment No. 1 also updates and expands the original 2014 Redevelopment Plan to reflect the enlarged Amended Project Area and current conditions. Key plan revisions include:

- Re-defining the "Project Area" throughout the document as the "Amended Project Area," consisting of the original RPA plus Amendment Areas 1, 2 and 3, and updating acreage from 1,086 to 1,122 acres.
- Updating the future land-use framework and map to show an Amended Project Area Future Land Use Plan that aligns with the objectives of the original and amended North Schaumburg Redevelopment Plans.
- Adding the Plum Grove Woodlands Sanitary District as an additional taxing agency with jurisdiction in the Amended Project Area.
- Inserting new definitions for the Amended Project Area and each Amendment Area in the plan's glossary.
- Providing for an updated legal description for the Amended Project Area boundary.

Budget
The amendment also revises the estimated TIF budget to reflect 2025 dollars and the expanded acreage. SB Friedman projects the EAV of the Amended Project Area in 2037 to be approximately $1,151,500,000, an increase of approximately $41,000,000 from the previously estimated $1,109,776,570 for the original Project Area.

The estimated sources of funds to pay redevelopment project costs have been updated from $573,436,708 in 2012 dollars to $1,175,700,000 in 2025 dollars. This increase reflects the cost of inflation, the inclusion of the new Amendment Areas, and the impact of additional developments anticipated in the TIF over its remaining life, including the new blocks in the District at Veridian, redevelopment of the Loeber Farm property, redevelopment of the Atrium building, and investment in the entertainment district along Thoreau Drive and the pads in front of Andretti's. This updated TIF budget covers eligible costs including property assembly and site preparation, planning and professional services, building rehabilitation, streetscape, development financing,

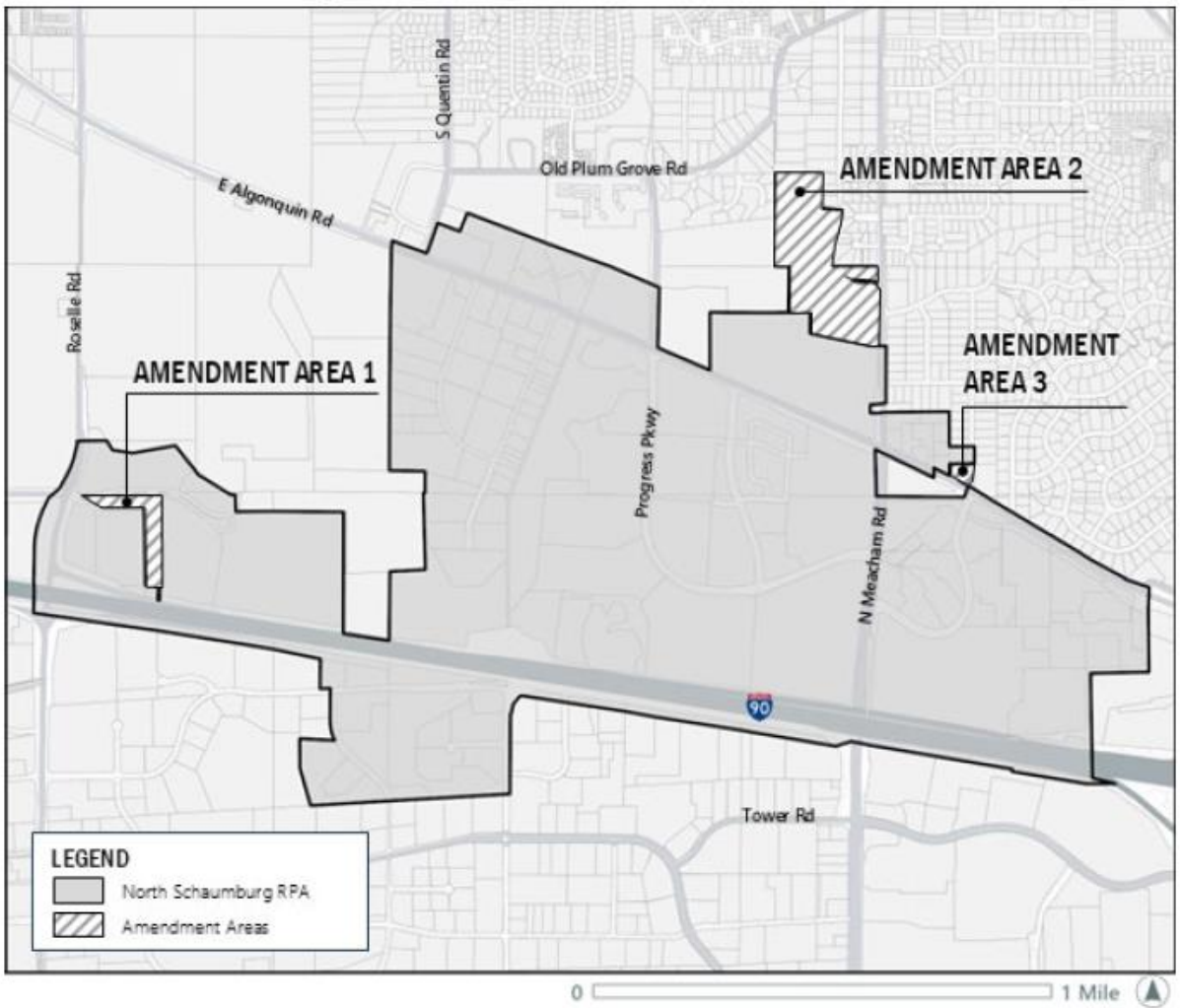
environmental remediation, road and utility improvements such as floodplain and stormwater mitigation, and relocation assistance.

To proceed with amending the RPA, the following steps need to be taken:

- Announce Availability of the Plan
- Adopt Ordinance setting the time and place of the public hearing
- Joint Review Board meeting
- Public Hearing
- Village Board review

The attached ordinance sets the TIF Public Hearing date for April 14 at 7:00 p.m.

Exhibit A: North Schaumburg RPA and Amendment Areas



Source: Esri, Cook County SB Friedman

Recommendation

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve an Ordinance setting the time and place of the required public hearing for the proposed Amended North Schaumburg Project Area.

VILLAGE OF SCHAUMBURG, IL

North Schaumburg Redevelopment Project Area

Tax Increment Financing District
Amendment No. 1

FINAL REPORT | February 10, 2026

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 W. Madison St, Suite 3700, Chicago, IL 60602
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com
www.sbfriedman.com

Contact: Lance Dorn
T: 312.424.4255 E: ldorn@sbfriedman.com

VILLAGE OF SCHAUMBURG, IL

North Schaumburg Redevelopment Project Area

Tax Increment Financing District
Amendment No. 1

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SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 W. Madison St, Suite 3700, Chicago, IL 60602
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com
www.sbfriedman.com

1. Introduction to Amendment No. 1

In 2014, the Village of Schaumburg (the "Village") established the North Schaumburg Redevelopment Project Area (the "North Schaumburg RPA", or the "Project Area"), also known as a tax increment financing (TIF) district. The Village was motivated by a desire to renovate and promote new business on a comprehensive and planned development basis, strengthen the economy and real estate tax base, eliminate physical and economic deterioration and obsolescence, increase commercial activity and residential options, and create employment opportunities for the Village and its residents.

In September 2025, the Village engaged SB Friedman Development Advisors, LLC (SB Friedman) to conduct eligibility studies for three separate amendment areas ("Amendment Area 1", "Amendment Area 2", and "Amendment Area 3"; collectively, the proposed "Expansion Area" or the proposed "Amendment Areas") that adjoin the North Schaumburg RPA. **Exhibit A** on Page 3 includes a map of the Project Area and proposed Amendment Areas.

In addition, when the Village Board created the North Schaumburg RPA, it approved a Redevelopment Plan and Project (the "Original Redevelopment Plan", or "North Schaumburg Redevelopment Plan") prepared by Teska Associates, Inc. in June 2014 to guide the use of the TIF tool over the life of the North Schaumburg RPA. SB Friedman was also engaged to update the Original Redevelopment Plan.

This document includes amendments to the Original Redevelopment Plan for the North Schaumburg RPA and separate Eligibility Studies for Amendment Areas 1, 2, and 3.

- **Section 2** includes changes to the Original Redevelopment Plan. As that section is written, certain elements of the Original Redevelopment Plan are modified or removed and new information is added. Collectively these changes are referred to as the "2025 Plan Revisions." The synthesis of the Original Redevelopment Plan and the proposed 2025 Plan Revisions results in the Amended North Schaumburg Redevelopment Plan.
- **Exhibit E**, the Eligibility Study, details the eligibility factors found within the proposed Amendment Areas. SB Friedman found that each of the proposed Amendment Areas meets the standards of a "blighted area" for vacant land as set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4--1 et seq. (as amended the "Act"), supporting their addition to the North Schaumburg RPA.

The boundary of the North Schaumburg RPA plus the proposed Amendment Areas shall be referred to in this document as the proposed Amended Project Area.

2. Amendments to Redevelopment Plan and Project

The following amendments are made to the Original Redevelopment Plan. All other sections of the Original Redevelopment Plan not mentioned in **Section 2** remain unchanged. This report uses a numbering system to track 28 total modifications. These numbers should not be included in the Amended North Schaumburg Redevelopment Plan. All changes are listed below. The synthesis of the Original Redevelopment Plan and the 2025 Plan Revisions results in the Amended North Schaumburg Redevelopment Plan.

I. Executive Summary

1) The following paragraph is added after the bulleted list following the sixth paragraph of the "EXECUTIVE SUMMARY" section:

   SB Friedman conducted eligibility analyses for Amendment Area 1, Amendment Area 2, and Amendment Area 3. Based on these eligibility analyses, SB Friedman found that each of the proposed Amendment Areas qualify to be designated as a "blighted area" for vacant land in accordance with the Act. In support of this finding, the following three (3) vacant, two-factor criterion were found to be meaningfully present and reasonably distributed:

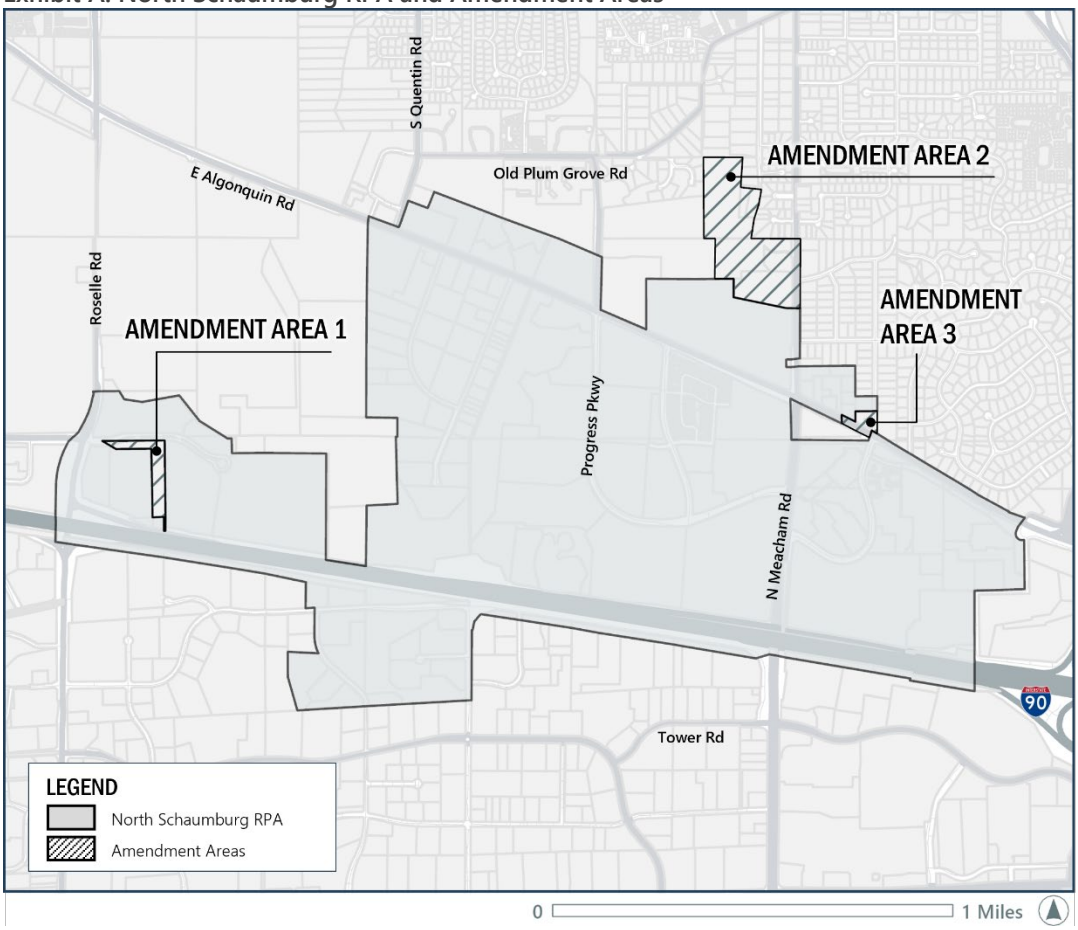
   1. Declining or lagging EAV
   2. Obsolete platting
   3. Diversity of ownership

   Among the one-factor findings, the flooding factor was found to be meaningfully present and reasonably distributed in Amendment Area 2. Findings of SB Friedman's research are presented in further detail in **Exhibit E**.

2) In the third line of the first paragraph of the section titled "I. INTRODUCTION", the number of acres within the northern portion of the Village is changed from "1,086" to "1,122."

3) In the section titled "I. INTRODUCTION", the following map ("Exhibit A") replaces the existing map referred to as "Figure 1: Project Area", and the caption of the map is changed to "North Schaumburg RPA and Amendment Areas".

Exhibit A: North Schaumburg RPA and Amendment Areas



Source: Esri, Cook County SB Friedman

4) In the section titled "C. PROJECT AREA DESCRIPTION", the following text is added after the first paragraph:

The Amended Project Area contains approximately 1,122 acres. The Amended Project Area includes the following additional parcels:

1. One (1) parcel of approximately 6 acres east of North Roselle Road and south of East Central Road, comprising Amendment Area 1,
2. Six (6) parcels containing approximately 29 acres west of Meacham Road and approximately 0.25 miles north of East Algonquin Road, comprising Amendment Area 2, and
3. Two (2) parcels containing approximately 1 acre at the intersection of South Thorntree Lane and East Algonquin Road, comprising Amendment Area 3.

II. Project Area Eligibility / TIF Compliance

5) The following line is added to the end of the paragraph under "1. Minimum Size" under the "A. PROJECT AREA DESIGNATION FINDINGS" section:

   The Amended Project Area contains approximately 1,122 acres.

6) The following paragraph is added to the end of the second paragraph under "Factors Present" section under "2. Qualifying Conditions" under the "A. PROJECT AREA DESIGNATION FINDINGS" section:

   SB Friedman conducted eligibility studies for Amendment Area 1, Amendment Area 2, and Amendment Area 3. Based on these eligibility analyses, SB Friedman found that each of the proposed Amendment Areas qualify to be designated as a "blighted area" for vacant land in accordance with the Act. In support of this finding, the following three (3) vacant, two-factor criterion were found to be meaningfully present and reasonably distributed:

   1. Declining or lagging EAV
   2. Obsolete platting
   3. Diversity of ownership

   Among the one-factor findings, the flooding factor was found to be meaningfully present and reasonably distributed in Amendment Area 2.

7) The following is added to the third paragraph under "Factors Present" section under "2. Qualifying Conditions" under the "A. PROJECT AREA DESIGNATION FINDINGS" section after:

   "Exhibit E, Eligibility Study, documents the extent and distribution of blighting factors within the improved area that allow the Project Area to be classified as a "conservation area…":

   , and Amendment Areas to be classified as "blighted" vacant land

   No changes to the rest of the paragraph.

8) The following paragraph is added to the end of the paragraph under the "d) Conclusion" section under "3. Project Area Not Subject to Growth and Development" under the "A. PROJECT AREA DESIGNATION FINDINGS" section:

   SB Friedman analyzed change in EAV in the three Amendment Areas over five year-to-year periods from 2019 to 2024. The growth in EAV for all three Amendment Areas was found to be lesser than the rate of growth of the rest of the Village and the Consumer Price Index for at least three of the five year-to-year periods mentioned above. Furthermore, EAV growth in Amendment Area 3 was also found to decline for three out of the five year-to-year periods. Therefore, the lack of growth of EAV was found to be present areawide across all three Amendment Areas.

III. Redevelopment Program

9) The title of the section "B. GENERAL LAND-USE PLAN" is changed to "B. FUTURE LAND-USE PLAN."

10) In the first paragraph of section "B. GENERAL LAND-USE PLAN", all references to "general land-use plan" are replaced with "future land-use plan."

11) In the first paragraph of section "B. GENERAL LAND-USE PLAN", all references to the "Project Area" are replaced with "Amended Project Area".

12) In the first paragraph of section "B. GENERAL LAND-USE PLAN", all references to the "Redevelopment Plan" are replaced with "Amended North Schaumburg Redevelopment Plan."

13) The first sentence of the second paragraph in section "B. GENERAL LAND-USE PLAN" is replaced with the following:

    FIGURE 3, *Amended Project Area Future Land Use Plan*, illustrates the general land uses that will apply within the Amended Project Area upon adoption of this Amended North Schaumburg Redevelopment Plan.

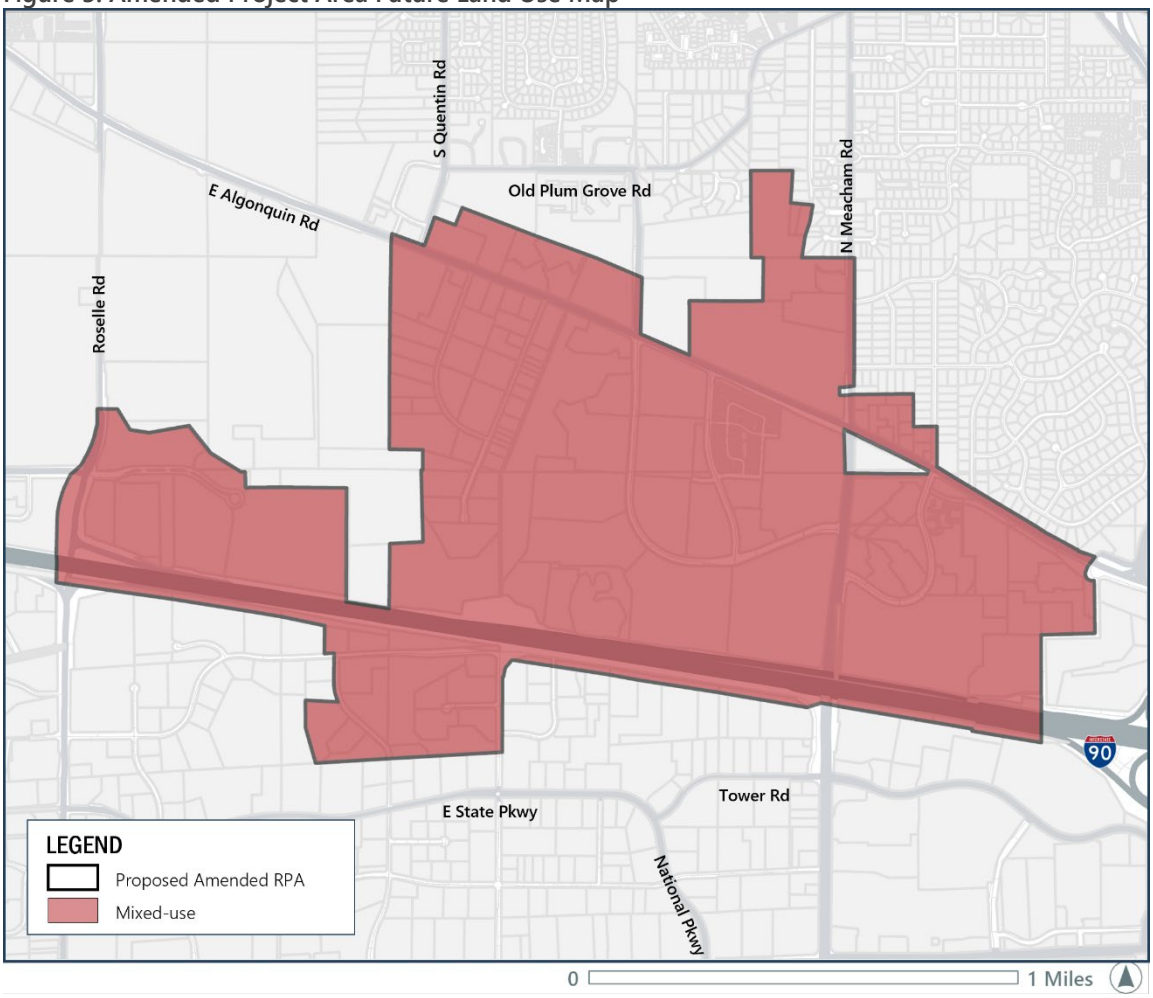
14) In the first sentence of the third paragraph in section "B. GENERAL LAND-USE PLAN", "general land-use plan" is changed to "mixed-use designation may".

15) Adds the following before the first sentence of the third paragraph under the section "B. GENERAL LAND-USE PLAN":

    The proposed future land-use of the Amended Project Area, as shown in Figure 3, reflects the objectives of the North Schaumburg Redevelopment Plan and Amended North Schaumburg Redevelopment Plan.

16) The following map replaces the existing map referred to as "Figure 3" and changes the caption of the map to "Figure 3. Amended Project Area Future Land Use Map" in the section titled "B. GENERAL LAND-USE PLAN":

Figure 3: Amended Project Area Future Land Use Map



Source: Cook County, Esri, SB Friedman

17) Replaces "*…in 2012 dollars will be $573,436,708…*" in the fifth line of the first paragraph under the "E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS" section under the "III. REDEVELOPMENT PROGRAM" section to the following:

in 2025 dollars will be $1,175,700,000

18) Replaces all references to the "*Project Area*" in the "E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS" section under the "III. REDEVELOPMENT PROGRAM" section to the following:

Amended Project Area

19) Replaces "*In the year 2037, the EAV of the Project Area is estimated to be approximately $1,109,776,570…*" in the paragraph under the "2. Anticipated EAV" section under "G. EQUALIZED ASSESSED VALUATION" section under the "III. REDEVELOPMENT PROGRAM" section to the following:

    In the year 2037, the EAV of the Amended Project Area is estimated to be approximately $1,151,500,000…"

20) Add the following after the table of taxing bodies at end of the "H. FINANCIAL IMPACT" section:

    The following additional taxing agency has jurisdiction within the Amended Project Area.

17		Plum Grove Woodlands Sanitary District

21) Add the following to the end of the first paragraph of the "Other Taxing Agencies" section of "I. DEMAND ON TAXING DISTRICT SERVICES" section:

    One additional taxing agency has jurisdiction within the Amended Project Area, Plum Grove Woodlands Sanitary District.

Exhibit A: Definitions

22) Adds the following between the definitions for "Act" and "Assessor"

"Amended Project Area" refers to the boundary consisting of the Project Area and Amendment Areas 1, 2, and 3, collectively having an area of 1,122 acres, and legally described in Exhibit B.

"Amendment Area 1" refers to the area containing one (1) parcel of approximately 6 acres east of North Roselle Road and south of East Central Road.

"Amendment Area 2" refers to the area containing six (6) parcels having approximately 29 acres west of Meacham Road and approximately 0.25 miles north of East Algonquin Road.

"Amendment Area 3" refers to the area containing two (2) parcels having approximately 1 acre at the intersection of South Thorntree lane and East Algonquin Road.

Exhibit B: Proposed Amended Project Area Boundary Legal Description

23) In the Exhibit B title, replaces the text "*Project Area*" with:

    Amended Project Area

24) Replaces all of the text under the section titled "Legal Description" with:

    The Amended Project Area boundary is legally described below.

THAT PART OF SECTIONS 33, 34 AND 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO PART OF FRACTIONAL SECTIONS 1, 2 AND 3, AND PART OF SECTIONS 10, 11 AND 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, AND ALONG THE WEST LINE OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24449403, AND ALONG THE WEST LINE OF NATION PIZZA PRODUCTS CONSOLIDATION, RECORDED AS DOCUMENT 0526545054, AND ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF QUENTIN ROAD; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, TO THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 IN LAKEWOODS/KINDERCARE SUBDIVISION, RECORDED AS DOCUMENT 97958534; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1, 230 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1, SAID CORNER BEING ON THE SOUTHERLY LINE OF LOT 1 IN LAKES OF SCHAUMBURG UNIT 1, RECORDED AS DOCUMENT 88109929; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF LAKES OF SCHAUMBURG UNIT 2, RECORDED AS DOCUMENT 88479427, AND ALONG THE SOUTHEASTERLY EXTENSION OF SAID SOUTHERLY LINE, TO THE EASTERLY LINE OF PLUM GROVE ROAD; THENCE SOUTHERLY ALONG THE SAID EASTERLY LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 0436518076; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID LAND DESCRIBED IN TRUSTEE'S DEED, 677.72 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND TO THE SOUTHEAST CORNER OF LAND CONVEYED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 2515327004; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LAND 500 FEET MORE OR LESS TO A BEND POINT IN SAID EASTERLY LINE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 42, RANGE 10, AND 1575.4 FEET MORE OR LESS EAST OF THE CENTER OF SECTION 34; THENCE WESTERLY ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER, 152.71 FEET TO A BEND POINT; THENCE NORTHERLY 1078.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 IN DRABANT'S RESUBDIVISION, RECORDED AS DOCUMENT NUMBER T1771964; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1 IN WESTERBERG'S

WOODLANDS SUBDIVISION, RECORDED AS DOCUMENT 17586213; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTH RIGHT OF WAY LINE OF SUE LANE; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SUE LANE TO A BEND POINT ON THE WESTERLY LINE OF LOT 5 IN OAKSBURY CENTER SUBDIVISION, RECORDED AS DOCUMENT 23624265; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID OAKSBURY CENTER SUBDIVISION 198 FEET MORE OR LESS TO A BEND POINT ON THE WESTERLY LINE OF LOT 4; THENCE CONTINUING SOUTHWESTERLY ALONG THE WEST LINE OF SAID OAKSBURY CENTER SUBDIVISION TO THE NORTHWEST CORNER OF LOT 4 IN OAK VALLEY ESTATES SUBDIVISION, RECORDED AS DOCUMENT NUMBER 25862308; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF LOTS 5 AND 6 IN SAID OAK VALLEY ESTATES SUBDIVISION TO THE SOUTHWEST CORNER OF SAID OAK VALLEY ESTATES SUBDIVISION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID OAK VALLEY ESTATES SUBDIVISION TO THE EAST RIGHT OF WAY LINE OF MEACHAM ROAD; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF MEACHAM ROAD TO THE SOUTHWEST CORNER OF LOT 37 IN PLUM GROVE WOODLANDS, RECORDED AS DOCUMENT T1007212, SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF BRIARWOOD LANE; THENCE SOUTH 266 FEET MORE OR LESS TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LAND CONVEYED BY QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 1908657124; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE, 164 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LAND CONVEYED; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND CONVEYED, 99 FEET TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE EAST ALONG THE SOUTH LINE OF SAID LAND CONVEYED 64 FEET MORE OR LESS TO THE WEST LINE OF MEACHAM ROAD; THENCE EASTERLY 100 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 1 IN THE SHOPPES AT PRIME VILLAGE CONSOLIDATION, RECORDED AS DOCUMENT NUMBER 0713415145; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 724.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE, 400.13 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION OF SAID NORTHERLY LINE, 290.94 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF THORNTREE LANE; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF THORNTREE LANE 494.90 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD AND THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE WESTERLY LINE OF ARBOR DRIVE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ARBOR DRIVE 645 FEET MORE OR LESS TO THE NORTHERLY LINE OF ARBOR DRIVE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF ARBOR DRIVE TO AN ANGLE POINT, SAID POINT BEING THE WEST LINE OF ARBOR DRIVE AND THE EAST LINE OF LAND CONVEYED BY SPECIAL WARRANTY DEED 2303046230; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ARBOR DRIVE, AND ALONG THE SOUTHERLY EXTENSION OF SAID WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY PER DOCUMENT 17512975, SAID SOUTHERLY LINE BEING 391.2 FEET MORE OR LESS SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF ARBOR DRIVE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE 882.87 FEET MORE OR LESS TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, 25 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, 1596.75 FEET TO THE NORTHWEST CORNER OF LOT 1 IN WINDY POINT OF SCHAUMBURG, RECORDED AS DOCUMENT 99137488; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 17361617; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED, A DISTANCE OF 2461.57 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, A DISTANCE OF

1207.84 FEET MORE OR LESS TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF LOT 18 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, RECORDED AS DOCUMENT NUMBER LR3406407; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 12.61 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 118.41 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 113.51 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE WESTERLY ALONG SAID NORTHWESTERLY LINE, 10.00 FEET TO THE WEST LINE OF SAID LOT 18, ALSO BEING THE EAST LINE OF PLUM GROVE ROAD; THENCE SOUTH ALONG SAID EAST LINE OF PLUM GROVE ROAD, 1044.76 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 12 IN WOODFIELD BUSINESS CENTER III, RECORDED AS DOCUMENT 97768945; THENCE SOUTHWESTERLY ALONG SAID EASTERLY EXTENSION, AND ALONG SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINE OF LOT 7 IN SAID WOODFIELD BUSINESS CENTER III AND ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINES OF LOT 10 AND LOT 9 IN SAID WOODFIELD BUSINESS CENTER III, A DISTANCE OF 2305.5 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 465.44 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 331.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 401.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER BEING THE SOUTHEAST CORNER OF LOT 102 IN WOODFIELD BUSINESS CENTER TWO – EAST PHASE I, RECORDED AS DOCUMENT 26501313; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 102, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 553.87 FEET, AN ARC LENGTH OF 242.27 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 32.29 FEET TO THE SOUTHEAST CORNER OF LOT 100 IN SAID WOODFIELD BUSINESS CENTER TWO – EAST PHASE I; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 100, A DISTANCE OF 237.15 FEET TO A POINT OF CURVATURE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE LAST DESCRIBED COURSE, 96 FEET MORE OR LESS TO THE NORTHERLY LINE OF COMMERCE DRIVE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN WOODFIELD BUSINESS CENTER TWO – EAST PHASE 3, RECORDED AS DOCUMENT 87517101; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 374.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER BEING ON THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, TO THE WESTERLY LINE OF ROSELLE ROAD; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE VILLAGE OF SCHAUMBURG, SAID POINT BEING 743 FEET MORE OR LESS NORTH OF THE CENTERLINE OF CENTRAL ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 289.77 FEET MORE OR LESS TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 299.46 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 238.64 FEET TO AN ANGLE POINT; THENCE NORTHEASTERLY ALONG SAID NORTH LINE 497.61 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 430.64 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 442.73 FEET TO AN ANGLE POINT, THENCE EASTERLY ALONG SAID NORTH LINE 129.89 FEET TO AN ANGLE POINT, SAID POINT ALSO BEING THE WEST LINE OF VACATED CENTRAL ROAD PER DOCUMENT 26597951; THENCE SOUTHERLY ALONG SAID NORTH LINE 201.48 FEET TO THE SOUTHWEST CORNER OF THE METROPOLITAN SANITARY DISTRICT PARCEL PER DOCUMENT 26075403; THENCE EASTERLY 1220.00 FEET TO AN ANGLE POINT; THENCE SOUTH ALONG SAID WESTERLY LINE, 1334.40 FEET TO THE NORTHERLY LINE OF THE NORTHWEST TOLLWAY; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 530 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 12 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 807.41 FEET TO AN ANGLE POINT IN SAID

WESTERLY LINE; THENCE EASTERLY ALONG SAID WESTERLY LINE, 381.55 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF LOT 1 IN NARCO SCHAUMBURG CENTER FOR INDUSTRY SUBDIVISION NO. 1, RECORDED AS DOCUMENT NUMBER 23971146, AND ALONG THE WESTERLY LINE OF LOT 10 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730, A DISTANCE OF 841.73 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID LOT 10; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 264 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, SAID NORTHWEST CORNER BEING ON THE SOUTHERLY LINE OF LOT 3 IN LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 420.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD, EASTERLY OF THE EAST RIGHT OF WAY LINE OF MEACHAM ROAD, NORTHERLY OF THE SOUTHERN RIGHT OF WAY LINE OF CENTRAL ROAD, AND WESTERLY OF A LINE DRAWN FROM THE WEST RIGHT OF WAY LINE OF THOREAU DRIVE TO THE EAST RIGHT OF WAY LINE OF THORNTREE LANE.

ALL IN COOK COUNTY, ILLINOIS

Exhibit C: Estimated and Eligible Redevelopment Project Costs

25) In Exhibit C, replaces the table titled "TIF Eligible Redevelopment Costs" with the following:

Expense Categories	Budget
Property assembly, acquisition of land, demolition of buildings, site preparation and site improvements	$270,000,000
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	$75,000,000
Rehabilitation, reconstruction, façade improvements, repair or remodeling of existing public or private buildings and fixtures	$40,000,000
Streetscape improvements, including but not limited to: landscaping, signs, street furniture, trash receptacles, bike racks, banners, bollards, grading and detention	$65,000,000
Development financing costs, interest costs, taxing districts eligible reimbursement and capital costs	$308,000,000
Environmental remediation	$5,000,000
Road, utility improvements, including but not limited to: sidewalks, new repaved or reconstructed roads; road or intersection widening; streetlights; water, sewer, floodplain and wetland mitigation, stormwater replacements or improvements, bridges	$411,700,000
Relocation assistance	$1,000,000
TOTAL	**$1,175,700,000**

Exhibit D: List of PINs in Proposed Amended Project Area

26) At the end of Exhibit D, adds the following:

PROPERTY NUMBER	2024 EQUL. VALUATION
07-03-200-023-0000	$669,725
02-34-400-019-0000	$50,550
02-34-400-018-0000	$14,652
02-34-400-017-0000	$15,041
02-34-200-083-0000	$686
02-34-200-082-0000	$8,994
02-34-200-084-0000	$704
02-35-305-036-0000	$33,472
02-35-305-037-0000	$122,276

Source: Cook County, SB Friedman

Exhibit E: Eligibility Study

27) After Exhibit E, titled "ELIGIBILITY STUDY NORTH SCHAUMBURG REDEVELOPMENT PLAN AND PROJECT," add the following:

EXHIBIT E.1

ELIGIBILITY STUDY
NORTH SCHAUMBURG
REDEVELOPMENT PLAN AND PROJECT
AMENDMENT NO. 1
EXPANSION AREA:

This report concludes that the proposed Expansion Area is eligible as a blighted area for vacant land for inclusion in the existing North Schaumburg RPA, per the Act.

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, there are two ways by which vacant land can be designated as "blighted." One way is to find that at least two (2) of six (6) factors from the "Two-Factor Test" are present to a meaningful extent and reasonably distributed throughout the proposed Expansion Area. The second way is to find at least one (1) of the six (6) factors under the "One-Factor Test" is present to a meaningful extent and reasonably distributed throughout the proposed Expansion Area. Vacant land is any real property without industrial, commercial or residential buildings, and has not been used for commercial agricultural purposes in the past five years.

Factors for Vacant Areas

TWO-FACTOR TEST

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted' if a combination of two (2) or more of the following factors may be identified, which combine to impact the sound growth of the proposed Expansion Area.

- Obsolete Platting of Vacant Land
- Diversity of Ownership
- Tax and Special Assessment Delinquencies
- Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land
- Environmental Contamination
- Lack of Growth in Equalized Assessed Value "EAV"

ONE-FACTOR TEST

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted" if one (1) or more of the following factors is found.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed Expansion Area is eligible for designation as a blighted area for vacant land, per the Act:

- Parcel-by-parcel field observations and photography documenting external property conditions;
- Analysis of historical EAV trends for the last six years (five year-to-year periods) for which data are available and final (2019-2024) from the Cook County Assessor's Office;
- Review of property ownership information at the parcel-level using data provided by the County;
- Review of current and prior comprehensive plans provided by the Village (from 1969 and the current plan from 2018);
- Review of the Village's zoning ordinance;
- Review of the Village's Subdivision and Land Development ordinance;
- Review of a memorandum provided by Christopher B. Burke Engineering Ltd. regarding conditions of chronic flooding and/or runoff contributions to flooding within the watershed; and
- Review of land sales and real estate property data from CoStar;

SB Friedman examined the proposed Expansion Area for qualification factors consistent with the requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor as applicable.

AMENDMENT AREA 1

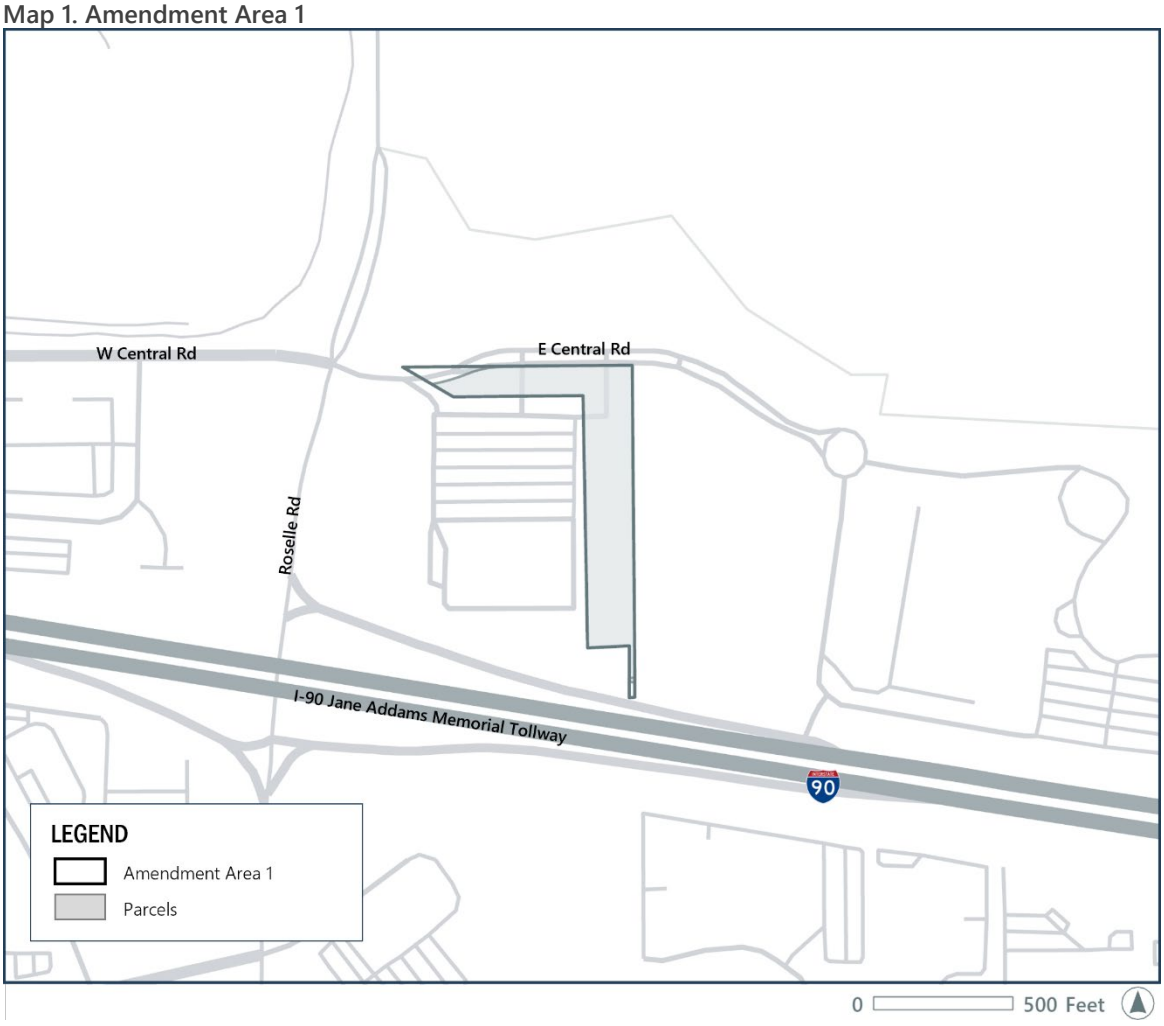
Blighted Area Findings: Vacant Parcel

Based on the conditions found within the proposed Amendment Area 1 at the completion of SB Friedman's research, it has been determined that the proposed Amendment Area meets the eligibility requirements of the Act for inclusion in the existing North Schaumburg RPA as a "blighted area" per the two-factor finding, as detailed below.

Amendment Area 1 consists of one (1) parcel, as shown in **Map 1** below:

1. 07-03-200-023

Map 1. Amendment Area 1



Source: Cook County, Esri SB Friedman

The following two (2) factors were found to be present:

1. LACK OF GROWTH IN EAV

The Act defines lack of growth in EAV as one or more of the following conditions being true. The total EAV of the improved portion of the proposed Amendment Area either declined for at least three (3) of the last five (5) year-to-year periods; increased at an annual rate that was less than the balance of the Village for at least three (3) of the past five (5) year-to-year periods; or increased at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in **Attachment 2.**

SB Friedman tabulated the EAV history of the vacant parcel in the proposed Amendment Area 1 for the previous six years (five year-to-year periods) using data provided by the Cook County Assessor and Cook County Clerk. The most recent year for which final information was available was 2024. SB Friedman's analysis identified a lack of EAV growth within the proposed Amendment Area 1 in accordance with the following criteria, as defined in the Act:

1. The EAV growth rate of the proposed Amendment Area 1 parcel has been less than the growth rate of the balance of the Village for three (3) of the last five (5) year-to-year periods; and
2. The EAV growth rate of the proposed Amendment Area 1 parcel has been less than the growth rate of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout the proposed Amendment Area 1. A summary of SB Friedman's findings is presented in **Table 1**.

Table 1: Annual Percentage Change in EAV, 2019-2024

	2019	2020	2021	2022	2023	2024
Proposed Amendment Area 1 Parcel EAV	$658.3 K	$711.2 K	$662.5 K	$645.1 K	$665.5 K	$669.7 K
Percent Change	---	8.0%	-6.8%	-2.6%	3.2%	0.6%
Village of Schaumburg EAV Less Proposed Amendment Area 1 Parcel	$3,832.0 M	$3,912.4 M	$3,649.3 M	$4,061.8 M	$4,210.2 M	$4,176.0 M
Change in Village of Schaumburg EAV Less Proposed Amendment Area 1 Parcel	---	2.1%	-6.7%	11.3%	3.7%	-0.8%
Proposed Amendment Area 1 Parcel - Growth Less Than Village	**---**	**NO**	**YES**	**YES**	**YES**	**NO**
Change in CPI [1]	---	1.1%	4.2%	7.6%	3.3%	3.5%
Proposed Amendment Area 1 Parcel - Growth Less Than CPI	**---**	**NO**	**YES**	**YES**	**YES**	**YES**

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin area, not seasonally adjusted.
Source: Cook County Assessor; Cook County Clerk, SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

2. OBSOLETE PLATTING

This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

Per the Village's zoning ordinance, Amendment Area 1 is zoned as an agricultural district with five (5) or more acres of land. It is important to note that despite being zoned as an agricultural district, Amendment Area 1 has not been commercially farmed in the last five years. The Village's zoning ordinance states that the "five acre" zoning classification is on interim basis until the parcel is subdivided to accommodate other uses. Amendment Area 1 is comprised of one parcel that is over five acres in size and is currently used as an equine area that supports the adjacent commercial property. Amendment Area 1 would need to be subdivided to accommodate contemporary land uses and suitable right-of-way provisions. Therefore, obsolete platting is found to be meaningfully present and reasonably distributed throughout the proposed Amendment Area 1.

AMENDMENT AREA 2

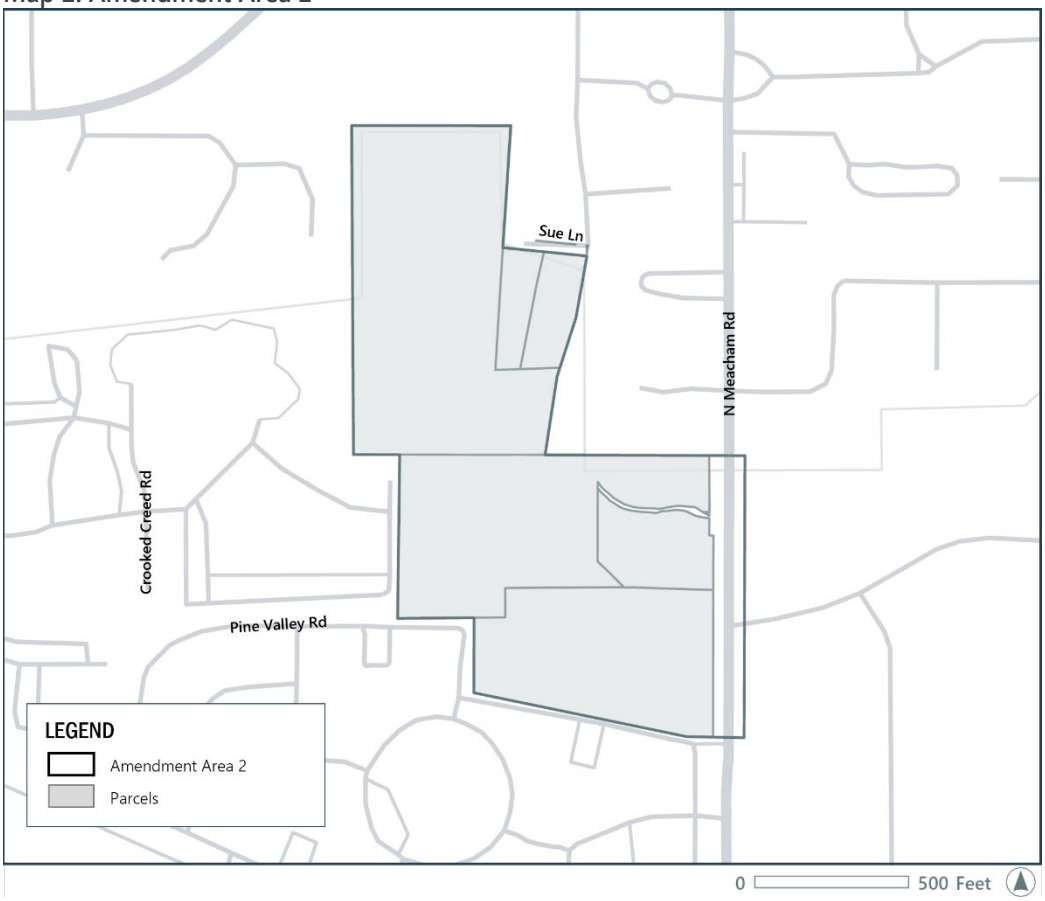
Blighted Area Findings: Vacant Parcels

Based on the conditions found within the proposed Amendment Area 2 at the completion of SB Friedman's research, it has been determined that the proposed Amendment Area meets the eligibility requirements of the Act for inclusion in the existing North Schaumburg RPA as a "blighted area" per the one-factor and two-factor findings, as detailed below.

Amendment Area 2 consists of the following six (6) parcels, as shown in **Map 2** below:

1. 02-34-400-017 (Parcel 1)
2. 02-34-400-018 (Parcel 2)
3. 02-34-400-019 (Parcel 3)
4. 02-34-200-082 (Parcel 4)
5. 02-34-200-083 (Parcel 5)
6. 02-34-200-084 (Parcel 6)

Map 2. Amendment Area 2



Source: Cook County, Esri SB Friedman

ONE-FACTOR BLIGHTED FINDING

The Village engaged Christopher B. Burke Engineering Ltd. (CBBEL) to evaluate chronic flooding within the proposed Amendment Area 2 and/or runoff from the vacant parcels in the proposed Amendment Area 2 contributing to flooding within the watershed. CBBEL determined that 24.5% of the vacant land is within a mapped regulatory floodplain per FEMA, and 100% of the vacant land in the proposed RPA contributes to flooding within the Salt Creek watershed as shown in **Exhibit G**. Thus, the vacant land is eligible as a "blighted area" using the one-factor test.

TWO-FACTOR BLIGHTED FINDING

The following two factors were found to be present:

1. LACK OF GROWTH IN EAV

The Act defines lack of growth in EAV as one or more of the following conditions being true. The total EAV of the vacant portion of the proposed Amendment Area either declined for at least three (3) of the last five (5) year-to-year periods; increased at an annual rate that was less than the balance of the Village for at least three (3) of the past five (5) year-to-year periods; or increased at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in **Attachment 2.**

SB Friedman tabulated the EAV history of all vacant parcels in the proposed Amendment Area 2 for the previous six years (five year-to-year periods) using data provided by the Cook County Assessor and Cook County Clerk. The most recent year for which final information was available was 2024. SB Friedman's analysis identified a lack of EAV growth within the proposed Amendment Area 2 in accordance with the following criteria, as defined in the Act:

1. The EAV growth rate of the proposed Amendment Area 2 parcels has been less than the growth rate of the balance of the Village for three (3) of the last five (5) year-to-year periods; and
2. The EAV growth rate of the proposed Amendment Area 2 parcels has been less than the growth rate of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout the proposed Amendment Area 2. A summary of SB Friedman's findings is presented in **Table 2**.

Table 2: Annual Percentage Change in EAV, 2019-2024

	2019	2020	2021	2022	2023	2024
Proposed Amendment Area 2 Parcels EAV	$87.0 K	$96.2 K	$89.6 K	$87.3 K	$90.1 K	$90.6 K
Percent Change	---	10.5%	-6.8%	-2.6%	3.2%	0.6%
Village of Schaumburg EAV Less Proposed Amendment Area 2 Parcels	$3,832.6 M	$3,913.0 M	$3,649.8 M	$4,062.4 M	$4,210.8 M	$4,176.6 M
Change in Village of Schaumburg EAV Less Proposed Amendment Area 2 Parcels	---	2.1%	-6.7%	11.3%	3.7%	-0.8%
Proposed Amendment Area 2 Parcels - Growth Less Than Village	**---**	**NO**	**YES**	**YES**	**YES**	**NO**
Change in CPI [1]	---	1.1%	4.2%	7.6%	3.3%	3.5%
Proposed Amendment Area 2 Parcels - Growth Less Than CPI	**---**	**NO**	**YES**	**YES**	**YES**	**YES**

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin area, not seasonally adjusted.
Source: Cook County Assessor; Cook County Clerk, SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

2. OBSOLETE PLATTING

This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

The configuration for Parcels 1 and 2 appears to be influenced by the shape of Salt Creek, resulting the parcels' irregular shapes. Furthermore, parcels 4, 5, and 6 lack direct access to public rights-of way. According to the Village's Subdivision and Land Development code's standards, all residential lots must abut a publicly dedicated street. Therefore, obsolete platting is found to be meaningfully present and reasonably distributed throughout the proposed Amendment Area 2.

AMENDMENT AREA 3

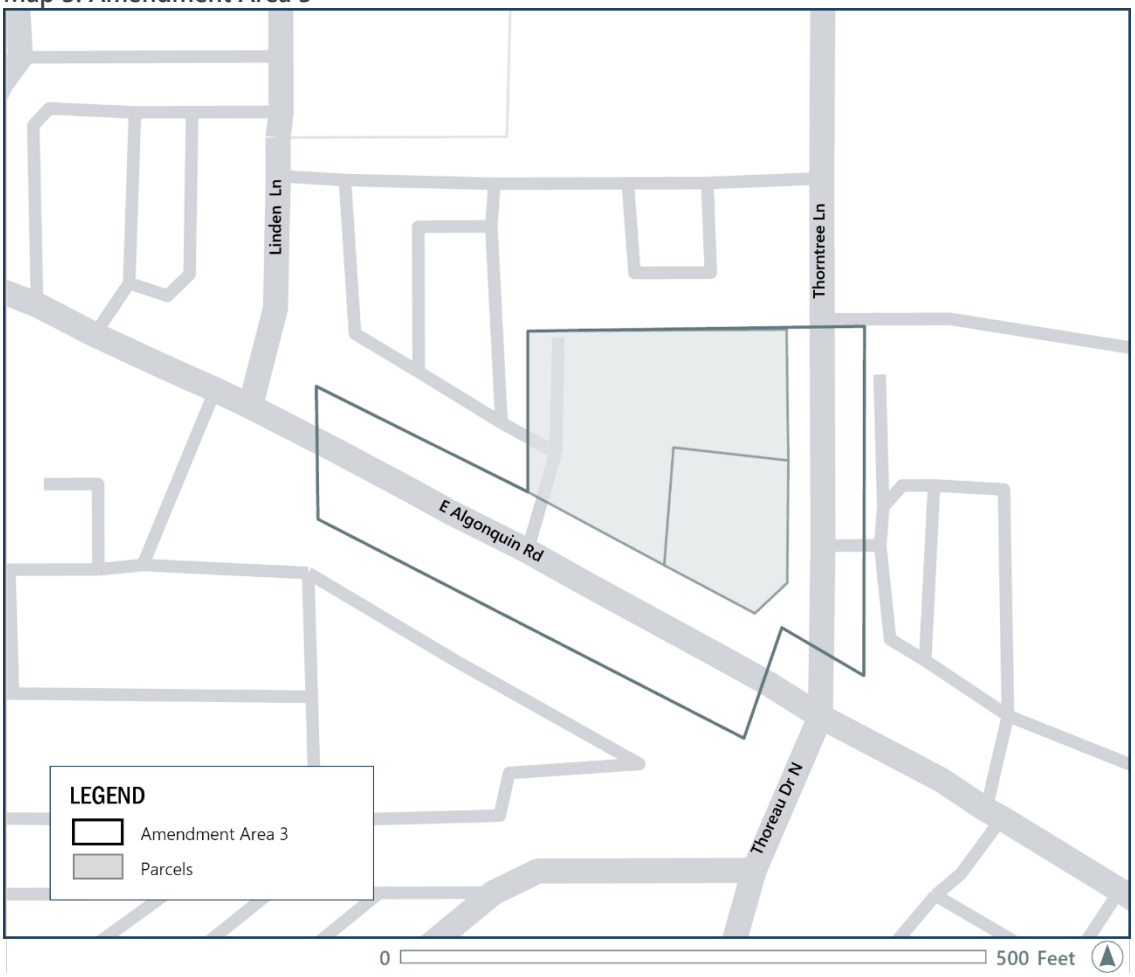
Blighted Area Findings: Vacant Parcels

Based on the conditions found within the proposed Amendment Area 3 at the completion of SB Friedman's research, it has been determined that the proposed Amendment Area meets the eligibility requirements of the Act for inclusion in the existing North Schaumburg RPA as a "blighted area" per the two-factor finding, as detailed below.

Amendment Area 3 consists of the following two (2) parcels, as shown in **Map 3** below:

1. 02-35-305-036 (Parcel 1)
2. 02-35-305-037 (Parcel 2)

Map 3. Amendment Area 3



Source: Cook County, Esri SB Friedman

The following two factors were found to be present:

1. LACK OF GROWTH IN EAV

The Act defines lack of growth in EAV as one or more of the following conditions being true. The total EAV of the vacant portion of the proposed Amendment Area either declined for at least three (3) of the last five (5) year-to-year periods; increased at an annual rate that was less than the balance of the Village for at least three (3) of the past five (5) year-to-year periods; or increased at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in **Attachment 2.**

SB Friedman tabulated the EAV history of all vacant parcels in the proposed Amendment Area 3 for the previous six years (five year-to-year periods) using data provided by the Cook County Assessor and Cook County Clerk. The most recent year for which final information was available was 2024. SB Friedman's analysis identified a lack of EAV growth within the proposed Amendment Area 3 in accordance with the following criteria, as defined in the Act:

1. The total EAV of the proposed Amendment Area 3 parcels declined for thee (3) of the last five (5) year-to-year periods;
2. The EAV growth rate of the proposed Amendment Area 3 parcels has been less than the growth rate of the balance of the Village for three (3) of the last five (5) year-to-year periods; and
3. The EAV growth rate of the proposed Amendment Area 3 parcels has been less than the growth rate of the Consumer Price Index for three (3) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout the proposed Amendment Area 3. A summary of SB Friedman's findings is presented in **Table 3**.

Table 3: Annual Percentage Change in EAV, 2019-2024

	2019	2020	2021	2022	2023	2024
Proposed Amendment Area 3 Parcels EAV	$225.4 K	$273.3 K	$251.2 K	$243.8 K	$283.6 K	$155.7 K
Percent Change	---	21.3%	-8.1%	-2.9%	16.3%	-45.1%
Proposed Amendment Area 3 Parcels - Decline in EAV	**---**	**NO**	**YES**	**YES**	**NO**	**YES**
Village of Schaumburg EAV Less Proposed Amendment Area 3 Parcels	$3,832.5 M	$3,912.8 M	$3,649.7 M	$4,062.2 M	$4,210.6 M	$4,176.5 M
Change in Village of Schaumburg EAV Less Proposed Amendment Area 3 Parcels	---	2.1%	-6.7%	11.3%	3.7%	-0.8%
Proposed Amendment Area 3 Parcels - Growth Less Than Village	**---**	**NO**	**YES**	**YES**	**NO**	**YES**
Change in CPI [1]	---	1.1%	4.2%	7.6%	3.3%	3.5%
Proposed Amendment Area 3 Parcels - Growth Less Than CPI	**---**	**NO**	**YES**	**YES**	**NO**	**YES**

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin area, not seasonally adjusted.

Source: Cook County Assessor; Cook County Clerk, SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

2. OBSOLETE PLATTING

This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

Per the Village's zoning ordinance, the two parcels in the proposed Amendment Area 3 are zoned B-2, or "General Business". SB Friedman's discussions with the Village indicate that retail development is the desired land use outcome for Amendment Area 3. However, neither of the two parcels in Amendment Area 3 is currently configured to attract contemporary retail development. First, the parking lot of the adjacent restaurant overflows into Parcel 2. The Village's zoning ordinance states a minimum of five parking spaces for retail businesses and shopping centers under 50,000 square feet. Hence, this reduces the space available to meet minimum parking requirement of five spaces per the Village's zoning ordinance for new development on Parcel 2. Second, the Village's zoning ordinance requires lots zoned B-2 to have a minimum size of 20,000 square feet. Based on a review of CoStar data, lots with recent retail development are typically at least one acre in size, or at least 43,560 square feet. Parcel 2 is 12,050 square feet in size and does not meet either of these criteria. Finally, recent retail development lots also tend to have a rectangular shape, while neither individual parcel in Amendment Area 3 is rectangular. Hence, land assembly will likely be needed to reconfigure the parcels to the appropriate size and shape to attract contemporary retail development. Therefore, obsolete platting is found to be meaningfully present and reasonably distributed throughout the proposed Amendment Area 3.

3. DIVERISTY OF OWNERSHIP

This includes the diversity of ownership of parcels of vacant land sufficient in number to impede the ability to assemble the land for development.

As discussed earlier, land assembly will likely be required to improve the proposed Amendment Area 3's ability to attract contemporary development. Parcel 2 is under private ownership, while Parcel 1 is owned by the Village. The diverse ownership of the two parcels in Amendment Area 3 presents an impediment to land assembly and future redevelopment. Therefore, diversity of ownership is meaningfully present and reasonably distributed throughout Amendment Area 3.

Summary of Findings

AMENDMENT AREA 1
SB Friedman has found that Amendment Area 1 qualifies to be designated as a "blighted area" for vacant land and is thus eligible for inclusion in the existing North Schaumburg RPA. The vacant land is eligible under the two-factor test due to a lack of growth in EAV and obsolete platting.

AMENDMENT AREA 2
SB Friedman has found that Amendment Area 2 qualifies to be designated as a "blighted area" for vacant land and is thus eligible for inclusion in the existing North Schaumburg RPA. The vacant land is eligible under the one-factor test due to flooding and contribution to flooding in the downstream watershed and is eligible under the two-factor test due to a lack of growth in EAV and obsolete platting.

AMENDMENT AREA 3
SB Friedman has found that Amendment Area 1 qualifies to be designated as a "blighted area" for vacant land and is thus eligible for inclusion in the existing North Schaumburg RPA. The vacant land is eligible under the two-factor test due to a lack of growth in EAV, obsolete platting, and diversity of ownership.

Exhibit F: Housing Impact Study

No updates.

Exhibit G: Flooding Study

28) Add the following document after "EXHIBIT F HOUSING IMPACT STUDY":

MEMORANDUM

December 1, 2025

TO: Lance Dorn – SB Friedman Development Advisors, LLC

CC: Gary Rozwadowski, PE - CBBEL

FROM: Luke J. Sherry, PE, CFM

SUBJECT: Proposed TIF District Assessment – Loeber Farm Property
Village of Schaumburg, Cook County, IL
(CBBEL Project No. 250544)

At the request of the Village of Schaumburg (Village), Christopher B. Burke Engineering, Ltd (CBBEL) prepared this memorandum to summarize our assessment of the Loeber Farm Property as it relates to the Tax Increment Finance District (TIF District) criteria. Specifically, the focus of this effort was on the presence of "chronic flooding," as defined by the Tax Increment Allocation Redevelopment Act.

As part of the Tax Increment Allocation Redevelopment Act, there is consideration given to areas that experience "chronic flooding." This is further defined as an area that, *"Prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.*"

Existing Conditions

The Loeber Farm Property is located northwest of the intersection of Meacham Road and Brookdale Lane, as shown on Exhibit 1. According to the Cook County GIS database, the approximately 32.7-acre property currently consists of six parcels with the following PINs:

- 02-34-400-017-0000
- 02-34-400-018-0000
- 02-34-400-019-0000
- 02-34-200-082-0000
- 02-34-200-083-0000
- 02-34-200-084-0000

The existing site consists of open space (grassed) and wooded areas, with Salt Creek (Upper Reach) generally flowing west to east through the subject property. The portion of the site located north of Salt Creek (Upper Reach) generally drains north to south toward the waterway, while the portion of the site located south of Salt Creek (Upper Reach) generally drains south to north toward the waterway.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 183 of 832 for Cook County and Incorporated Areas, with an effective date of August 19, 2008, there is mapped floodway and floodplain associated with Salt Creek (Upper Reach) on the project site. As depicted

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

on Exhibit 2, approximately 8.0 acres (24.5%) of the subject property is mapped floodplain. Of that 7.7 acres of floodplain, approximately 5.0 acres are mapped floodway. Additionally, there are numerous roadways, properties and structures that are within the mapped floodplain downstream of the subject property.

Proposed Conditions

Any proposed development of this property must provide stormwater management based on the Village Code and the Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance (WMO). The WMO requires stormwater detention for development in the Upper Salt Creek Watershed based on a watershed-specific release rate of 0.20 cfs/acre, which represents the most restrictive release rate in Cook County. That allowable release rate would be potentially further reduced based on the tailwater effects of the onsite waterway, which would increase the volume (and land) needed for detention. Additionally, volume control (retention-based) practices must be provided for the development, calculated as one inch over the proposed impervious area.

To meet the regulations described above, a proposed development would require stormwater management measures such as storm sewers, detention basins, retention/infiltrations practices, and outlet control structures. These measures would be necessary to mitigate the increased stormwater runoff from any new impervious surfaces and prevent downstream impacts.

The presence of regulatory floodplain and floodway on the subject property also limits the development potential of the site. Development in the floodway is regulated by the Illinois Department of Natural Resources – Office of Water Resources (IDNR-OWR) and only development that is classified as an "appropriate use" per the IDNR-OWR Part 3708 Rules is allowed. Furthermore, any development that involves filling in the floodplain must compensate for that fill at a 1.25:1 ratio per the Village Code. This requirement therefore entails additional land to be allocated for this compensatory storage requirement, however, a net increase in flood storage will be created due to the 1.25:1 ratio that is required.

Chronic Flooding Assessment

The "chronic flooding" criteria of the Tax Increment Allocation Redevelopment Act is satisfied due to a significant portion of the subject property (24.5%) being mapped regulatory floodplain per FEMA. And as shown on Exhibit 2, there are downstream flood-prone areas associated with this waterway in addition to the onsite flooding that occurs. While other portions of the property are not mapped floodplain, they drain to Salt Creek (Upper Reach) and therefore contribute to the existing downstream flooding that occurs in the watershed.

Any future development of this property must provide appropriate stormwater management measures per the Village and MWRD requirements, which will be designed to maintain or improve the downstream conditions. In addition, any floodplain fill that is required to make development feasible must be compensated for at 1.25:1 ratio, which will result in the creation of flood storage and will help alleviate the existing flooding.

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9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

Should you have any questions or comments, please feel free to contact me at lsherry@cbbel.com or 847-823-0500.

Sincerely,



Luke J. Sherry, PE, CFM
Senior Water Resources Engineer

LJS
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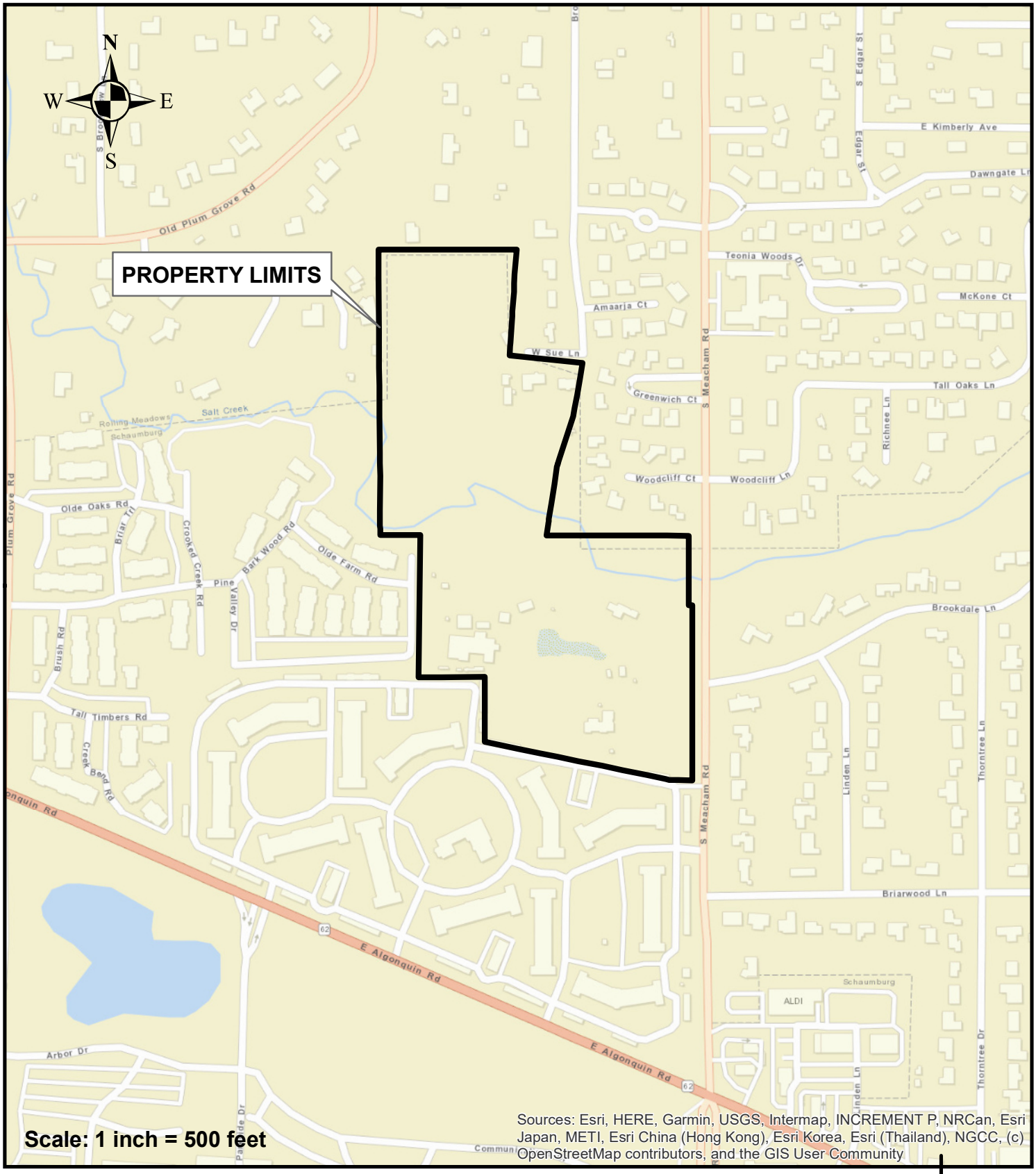
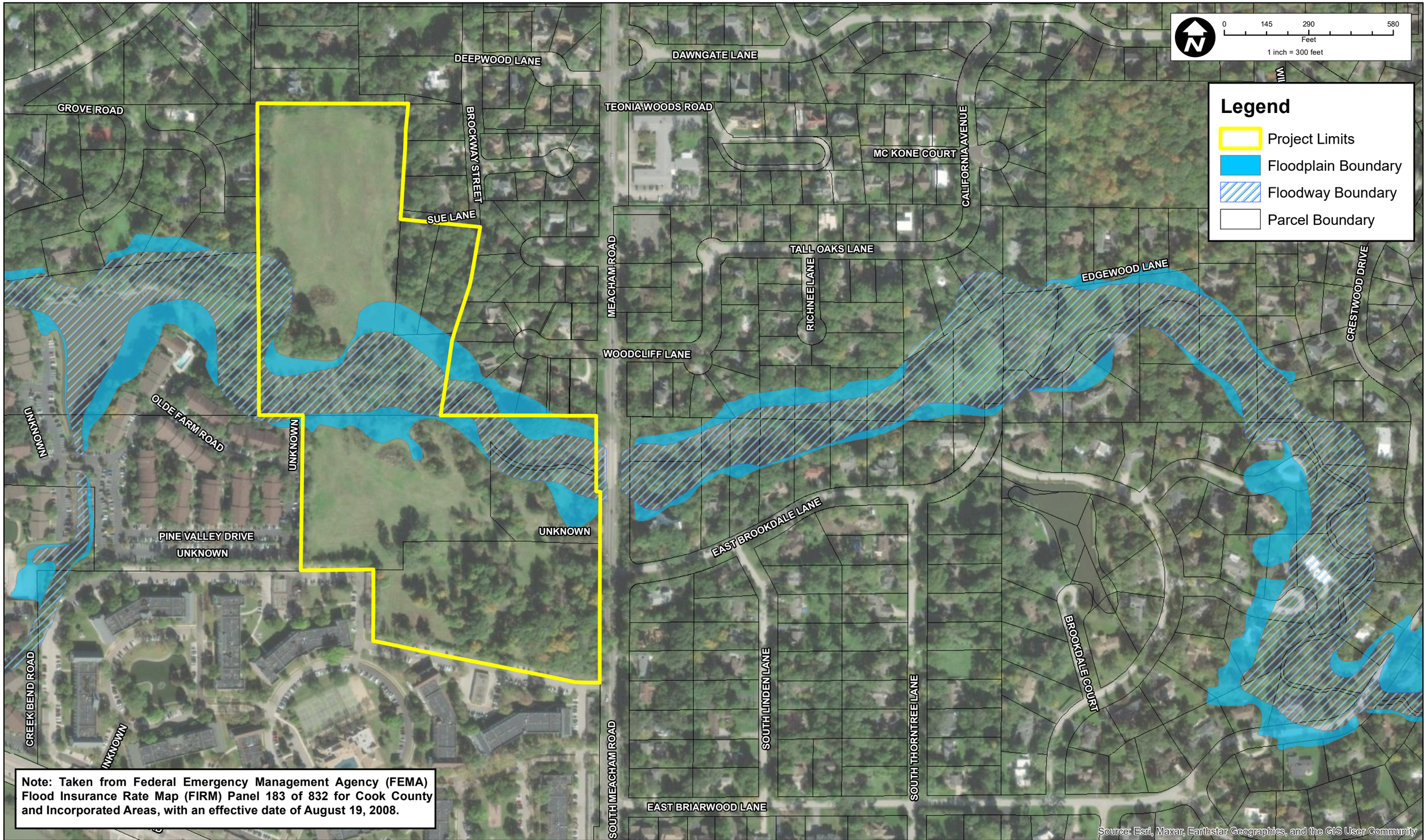


Christopher B. Burke Engineering, Ltd.
9575 West Higgins Road, Suite 600
Rosemont, IL 60018
(847) 823-0500 / FAX (847) 823-0520

CLIENT	JOB#	
SB FRIEDMAN	250544	N W E S
TITLE		DATE
LOEBER FARM PROPERTY PROJECT LOCATION MAP		11/26/25
		EXH 1



Note: Taken from Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 183 of 832 for Cook County and Incorporated Areas, with an effective date of August 19, 2008.

CHRISTOPHER B. BURKE ENGINEERING LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
SB FRIEDMAN DEVELOPMENT ADVISORS, LLC

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME

DSGN. | DWN. | CHKD. | SCALE: 1"= | PLOT DATE: | CAD USER: | MODEL:

TITLE:
LOEBER FARM PROPERTY FLOODPLAIN EXHIBIT

PROJ. NO. 25-0544
DATE:
SHEET 1 OF 1
DRAWING NO.
EXH 2

Attachment 1: Original Redevelopment Plan

NORTH SCHAUMBURG REDEVELOPMENT PLAN AND PROJECT

VILLAGE OF SCHAUMBURG, ILLINOIS

Al Larson, Village President

This Redevelopment Plan is subject to change based on Village review and comments, and may be revised before the Village issues a final Redevelopment Plan for purposes of the public hearing. Additionally, this Redevelopment Plan is subject to change based on review and comment by the Village and the public at the public hearing. In the event of no changes, this Redevelopment Plan will become final for the purposes of the Village adopting a redevelopment plan and project, designating a redevelopment project area, and adopting the use of tax increment financing in connection with the proposed redevelopment project area described in this Redevelopment Plan.

Prepared for the
Village of Schaumburg

Originally Prepared by:
Busse Consulting, Inc.
January 2009

Amended by:
Teska Associates, Inc.
FINAL January, 2014

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EXHIBIT A DEFINITIONS
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EXHIBIT C ELIGIBLE AND ESTIMATED REDEVELOPMENT PROJECT COSTS
EXHIBIT D ESTIMATED INITIAL EAV BY PARCEL
EXHIBIT E ELIGIBILITY STUDY
EXHIBIT F HOUSING IMPACT STUDY

EXECUTIVE SUMMARY

Recently, the Village of Schaumburg completed the North Schaumburg Concept Plan to guide the (re)development of the northeast quadrant of the Village to include a mixed-used, transit-oriented development area in anticipation of the establishment of BRT (Bus Rapid Transit) service, and possible STAR Line Transit Station along I-90, office and industrial uses west of Meacham Road, and residential development along Algonquin Road. The North Schaumburg Plan serves as a planning and development guide generally north and south of the Jane Addams Memorial (Northwest) Toll Road (I-90), and west of Illinois Route 53 ("IL Rt. 53") (the "Project Area").

During the preparation of the North Schaumburg Plan, the Village carefully analyzed the Project Area for purposes of strengthening its prominence within the community by expanding housing, employment, hospitality, retail/entertainment opportunities, and Convention Center business. These analyses led the Village to examine existing physical and economic conditions within the Project Area, and consider possible investments in public infrastructure that may remedy problem conditions, and stimulate private investment.

To further investigate these possibilities, the Village engaged the consulting firm of Teska Associates, Inc. (Teska) to conduct surveys and analyses of the Project Area in order to determine whether existing conditions within the Project Area are sufficient to classify all or portions of the Project Area as a "blighted area", "conservation area", or a combination thereof in accordance with the *Illinois Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1, *et. seq.*) as amended (the "Act").

This document entitled, *North Schaumburg Redevelopment Plan and Project* (the "Redevelopment Plan"), together with EXHIBIT E, *North Schaumburg Redevelopment Project Area Eligibility Study* (the "Eligibility Study", attached hereto and made a part hereof) document conditions that qualify the Project Area for possible designation as a redevelopment project area pursuant to the Act. This Redevelopment Plan and the Eligibility Study serve as the basis for the Village determining whether all or a portion of the Project Area qualifies for designation as a redevelopment project area according to the Act.

Teska concludes that the redevelopment of the Project Area is not reasonably anticipated to occur without (1) the adoption of a redevelopment plan and project to stimulate the comprehensive redevelopment of the Project Area, (2) the designation of the Project Area as a redevelopment project area, and (3) the adoption of the use of tax increment financing ("TIF"), all in accordance with the Act. Through the adoption of this Redevelopment Plan and the use of TIF, the Village will utilize incremental property tax revenue to stimulate the redevelopment of the Project Area. Successful implementation of this Redevelopment Plan requires that the Village utilize incremental property tax revenue in accordance with the Act and work cooperatively with the private sector and local governmental agencies having jurisdiction over the Project Area. Prior to adopting the necessary ordinances approving this Redevelopment Plan, designating the Project

Area and approving the use of TIF, the Village should review this Redevelopment Plan, Exhibit E containing the Eligibility Study, Exhibit F containing the *Housing Impact Study for the North Schaumburg Redevelopment Plan and Project* (the "Housing Impact Study"), the eligibility methodologies, related supporting data, and conclusions contained herein.

Based upon surveys and analyses conducted for the Village by Teska, the Project Area consists of an improved area, and conditions exist within the improved area to classify the Project Area as a "**conservation area**" for purposes of qualifying it as a redevelopment project area in accordance with the Act. In accordance with the Act, more than fifty percent (50%) of the buildings are 35 years of age or older, and of the thirteen total qualifying factors set forth in the Act, the following five (5) factors are present to a meaningful extent, and are reasonably distributed. The following five (5) factors are present to a meaningful extent.

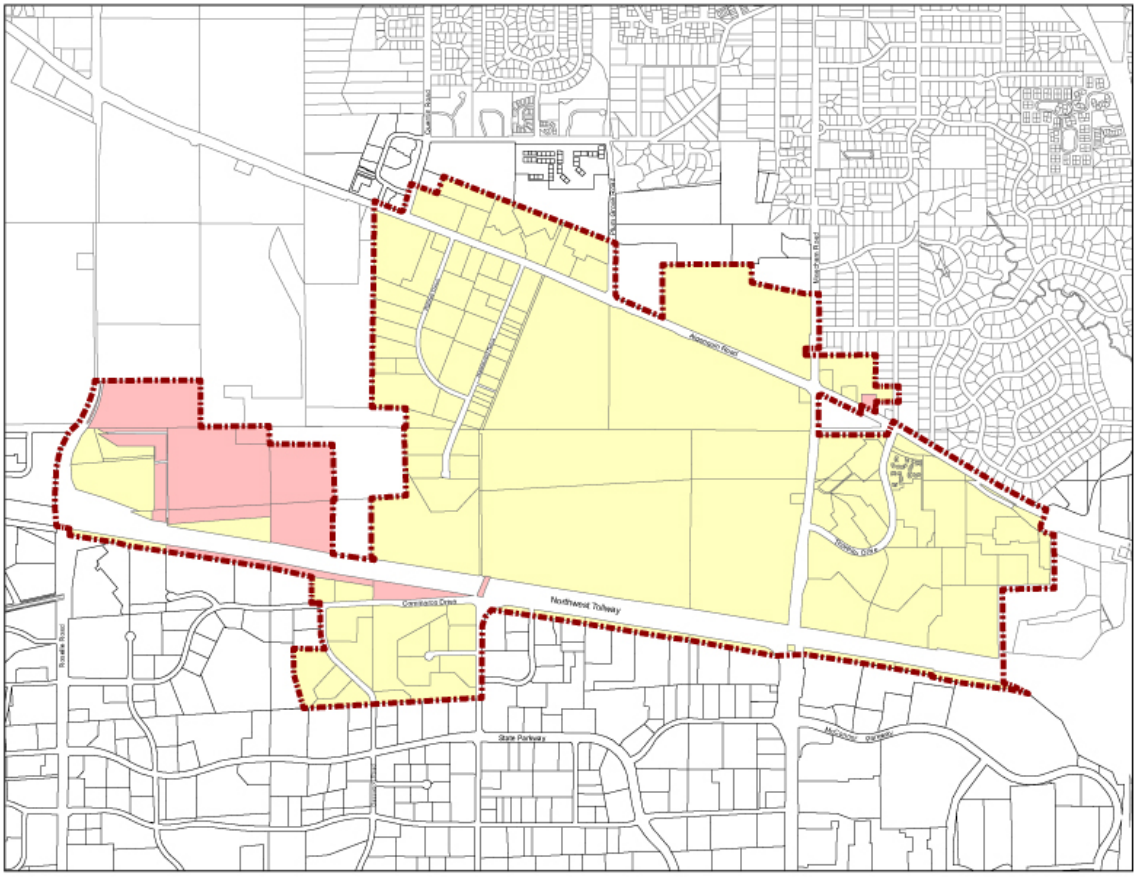
1. Deterioration
2. Obsolescence
3. Excessive vacancies
4. Lack of community planning
5. Declining or lagging equalized assessed valuation ("EAV")

The use of incremental property tax revenue will allow the Village to direct and coordinate public activities and improvements for purposes of stimulating private investments on a comprehensive basis. These improvements, activities, and investments will benefit the Village, its residents, and all taxing districts having jurisdiction over the Project Area. The anticipated benefits include:

- A strengthened real estate tax base for affected taxing agencies;
- Elimination of problem conditions in the Project Area as well as general physical improvement and upgrading of properties; and
- An increased revenue and employment base for the Village and its residents.

I. INTRODUCTION

This document entitled the North Schaumburg Redevelopment Plan and Project, including all exhibits contained in the Appendix (the "Redevelopment Plan"), sets forth the comprehensive plan for redeveloping approximately 1,086 acres within the northern portion of the Village (See Figure 1). This Redevelopment Plan is prepared and the Project Area is designated pursuant to the *Illinois Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1, et seq.) (the "Act"). The Project Area is described on the map below.



**** Note: Areas in RED are currently unincorporated. Unincorporated areas must be annexed into the Village prior to approval of the TIF.***

Figure 1: Project Area

Teska Associates, Inc. (Teska) surveyed the Project Area to determine whether the Project Area qualifies as a "conservation area", a "blighted area", or a combination of both blighted and conservation areas pursuant to the Act. The factors that qualify the Project Area to be designated as a redevelopment project area pursuant to the Act are summarized in this Redevelopment Plan, and are more fully described in Exhibit E, North Schaumburg Redevelopment Project Area Eligibility Study (the "Eligibility Study") located in the Appendix. Teska has prepared this Redevelopment Plan and the related Eligibility Study with the understanding that the Village would rely on: (1) the findings and conclusions of this Redevelopment Plan and the related Eligibility Study in proceeding with the designation of the Project Area and the adoption and implementation of this Redevelopment Plan, and (2) that Teska has obtained the necessary information so that this Redevelopment Plan and the related Eligibility Study will comply with the Act.

A. TAX INCREMENT FINANCING OVERVIEW

In January 1977, TIF was authorized by the Illinois General Assembly through passage of the *Illinois Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1, et seq.) as amended. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance redevelopment project costs with incremental property tax revenue derived from the increase in the current equalized assessed valuation ("EAV") of real property within a redevelopment project area over and above the certified initial EAV of such real property. Any increase in EAV is then multiplied by the current tax rate, which results in incremental property tax revenue.

To finance redevelopment project costs, a municipality may issue obligations secured by estimated incremental property tax revenue generated within a redevelopment project area. In addition, a municipality may pledge toward payment of such redevelopment project costs or obligations any part or any combination of the following: (1) net revenues of all or part of any redevelopment project, (2) taxes levied and collected on any or all property in the municipality, (3) the full faith and credit of the municipality, or (4) any other taxes or anticipated receipts that the municipality may lawfully pledge.

TIF does not levy new taxes or abate taxes. Instead it is a financing mechanism that allows a municipality to capture, for the duration of a redevelopment project area designation, the tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program and pay redevelopment project costs.

All taxing districts continue to receive property taxes levied on the EAV of properties within a redevelopment project area at the time of the TIF creation (referred to as the "Certified Initial EAV"). Additionally, taxing districts may receive annual distributions of "Surplus Funds" following an analysis by the Village of the Special Tax Allocation Fund, which is the fund established by the Village at the time a TIF district is designated, and in which incremental property taxes are deposited. The analysis identifies any portion of the balance that is required, pledged, earmarked, or otherwise designated for payment of obligations and anticipated redevelopment project costs. Any portion of such ending balance that has not been identified or is not identified as being required, pledged, earmarked, or otherwise designated for payment of or securing of obligations or anticipated redevelopment projects costs shall be designated as "Surplus Funds" as set forth in Section 11-74.4-7. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid, and the Village terminates the project area designation.

B. PROJECT AREA HISTORY

In 1956, the founding fathers of Village of Schaumburg incorporated the Village for purposes of planning and accommodating growth and development in the region. During the late 1950s and early 1960s, the State of Illinois began a wide-spread program of

widening two-lane rural farm roads, such as Golf and Higgins Roads, to accommodate commercial and industrial development. By 1962, the State of Illinois had constructed the interchange of Northwest Tollway (I-90) and Illinois Route 53 (I-290), which provided the Village convenient access to a far reaching transportation network within the Chicago region.

This convenient transportation network, combined with abundant farmland, brought about rapid large-scale development within the Village. In 1968, the Village approved the Walden Development for the construction of Walden Apartments and Walden Office Towers within the eastern portion of the Project Area. The 1980s and 1990s saw continued commercial development of the Village with the construction of the Woodfield Village Green Shopping Center, IKEA, Windy Point Office Development, national restaurants and other developments.

During the first decade of the twenty-first century, the Village continues its unique response to addressing the challenges of revitalizing a vibrant community within the Project Area by constructing the Renaissance Hotel and Convention Center and adopting the 2008 STAR Line Transit Oriented Development District Plan ("TOD Plan"). The 2008 TOD District Plan, identified the area in the vicinity of the Schaumburg Convention Center and future rail station as an important opportunity to expand on its role as a premier location for high quality, higher density mix of uses consisting of commercial, entertainment, residential, office, and manufacturing development, while continuing to explore the integration of transit facilities to enhance access. The Convention Center is a first step to the Village's bold T.O.D. Plan and initiative for facilitating public and private investments. The next step is to address public infrastructure needs and impediments to private investment in the remaining parts of the Project Area.

In addition to the TOD area, issues emerging on the Motorola campus and other industrial parks are similar to those addressed in the original 2008 TOD Plan. The functional and economic obsolescence of existing uses and buildings no longer meet the needs of 21st Century companies competing in an increasing global community, nor do they respond to the market opportunity presented at one of the most desirable and accessible locations within the Chicago market.

Although the history of the area, particularly the Walden Development, has well established the Project Area as a mixed-use area over the past 50 years, the area no longer adequately functions as a true mixed-use district. Although various uses are present (office, residential, hotel, restaurant), each has been developed in a segregated manner, such that there is poor access and connectivity for vehicles, bikes, and pedestrians; lack of connected open space for passive and active recreation, and lack of synergy between uses. Much of the Project Area has become functionally obsolete due to the presence of uses and buildings that no longer represent the best use for the area and no longer serve the needs of modern business and due to the poor relationship between and access to various uses. Uses and buildings on the Motorola campus and older industrial areas, several of which are over 40 years old, exhibit conditions of both physical and functional obsolescence, with approximately 35% of the total building square footage vacant on the

Motorola property. As a result, the quality of life for both residents and employees should be improved through better integrated development that improves access between uses, provides more commercial and entertainment uses, and recreational opportunities.

C. PROJECT AREA DESCRIPTION

The Project Area is located in the northeastern portion of the Village, contains approximately 1,086 acres, and is generally bounded by Algonquin Road (IL Route 62) on the north, the Jane Addams Memorial (Northwest) Toll Road (I-90) on the south, Roselle Road on the west and Arbor Drive on the east (the "Project Area"). FIGURE 1, *Project Area Boundary,* illustrates the location and boundary of the Project Area. EXHIBIT B, *Legal Description of the Project Area*, contains the legal description of the Project Area boundary.

The Village and Teska have carefully analyzed existing conditions within the Project Area, as well as considered possible means by which the Village can strengthen the Project Area. The recently completed North Schaumburg Concept Plan serves as the guide for future development within the Project Area.

Currently, developments within the Project Area consist of a series of separate residential, industrial, and commercial developments. FIGURE 2, *Existing Zoning Map*, identifies and illustrates the location of major land uses within the Project Area. The separate design and layout of each land use and components within those land uses does not promote the intended synergistic relationship and activities between and among similar and dissimilar uses within the Project Area. Additionally, the design and layout of current land uses and building orientations largely accommodate and promote automobile use, parking and circulation, rather than enhance the quality of life for residents, employees, and guests through shared parking, pedestrian and land-use connections, and other site amenities.

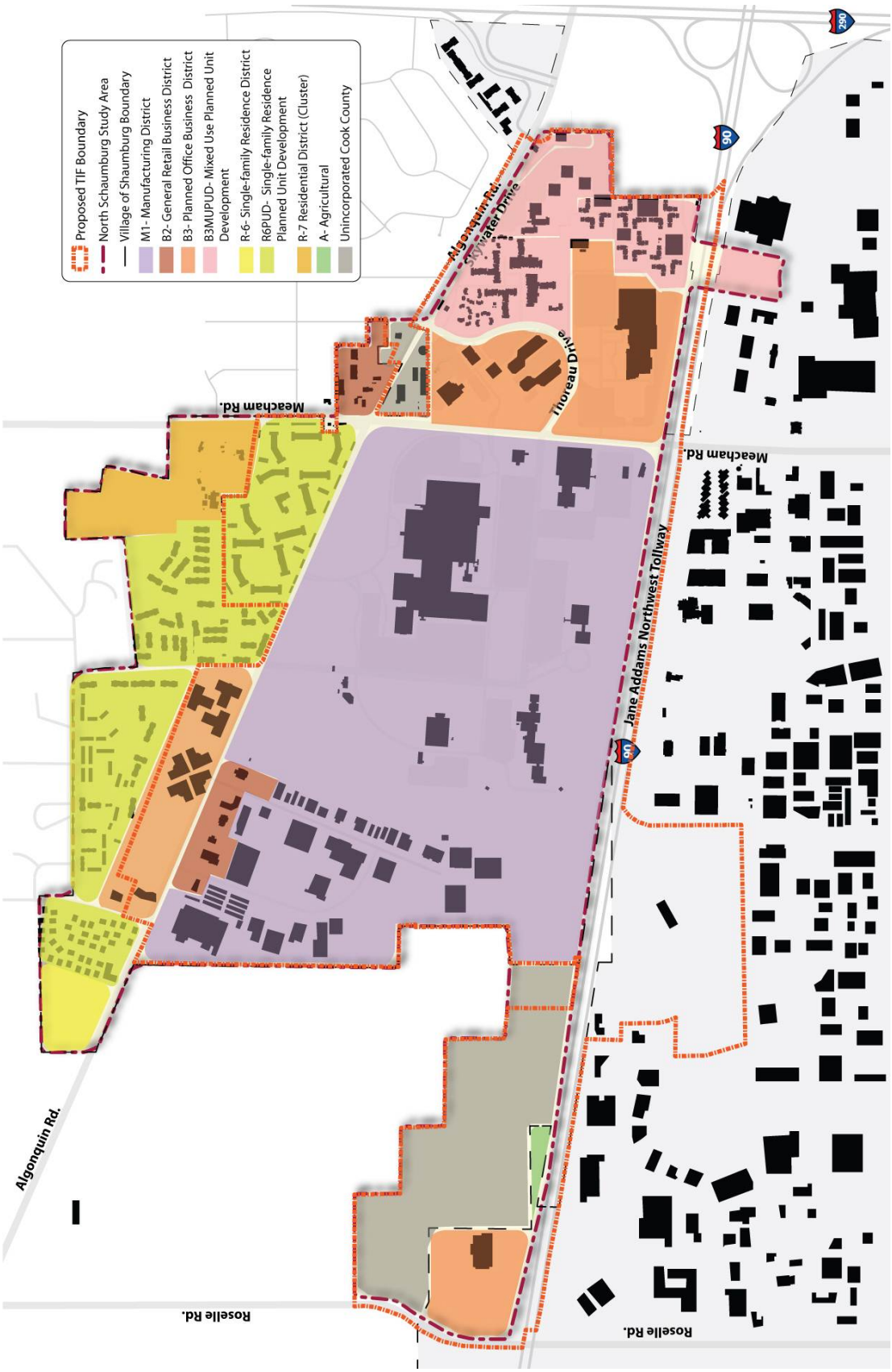


Figure 2: Existing Zoning Map

D. PURPOSE OF REDEVELOPMENT PLAN

This Redevelopment Plan has been prepared in accordance with the provisions of the Act. This Redevelopment Plan sets forth the comprehensive program for accomplishing the redevelopment objectives of the Village, including reducing or eliminating those conditions that qualify the Project Area as a "conservation area" and enhance the tax base of the taxing agencies having jurisdiction over the Project Area. The Redevelopment Plan serves as a guide for redevelopment activities and improvements within the Project Area in order to stimulate private investment in the Project Area. A principal goal of this Redevelopment Plan is that the Project Area be redeveloped on a comprehensive and planned development basis to ensure that private investment and new development:

- Occurs on a coordinated rather than piecemeal basis to ensure that the land use, pedestrian access, vehicular circulation, parking, service, and urban design systems are functionally integrated and meet present-day principles and standards;
- Occurs on a reasonable, comprehensive, and integrated basis to ensure that the adverse conditions are eliminated;
- Supports and utilizes local labor and other resources within the community.

During the implementation of this Redevelopment Plan and the Redevelopment Program, the Village may, from time to time, undertake or cause to be undertaken redevelopment activities and projects. Section III.C, Redevelopment Activities and Projects, summarizes the various redevelopment activities, projects, and municipal powers authorized by the Act.

II. PROJECT AREA ELIGIBILITY / TIF COMPLIANCE

Teska conducted various surveys and analyses during the Fall of 2012 and documented the conclusions of those surveys and analyses in this Redevelopment Plan, including Exhibit E, Eligibility Study. The Eligibility Study documents the “conservation area” factors that are present in the Project Area and that qualify the Project Area for designation as a redevelopment project area pursuant to the definition set forth in the Act for a “conservation area.”

The Act requires that the Village make certain findings and comply with certain requirements in the course of (1) adopting a redevelopment plan and project , (2) adopting the redevelopment project area, and (3) adopting the use of TIF. This section presents the conclusions of Teska that support the findings that must be made by the Village pursuant to the Act. The findings include (A) Project Area designation findings and (B) TIF findings and redevelopment plan and project area compliance requirements.

A. PROJECT AREA DESIGNATION FINDINGS

This section of the Redevelopment Plan establishes the basis for certain Village findings related to the designation of the Project Area as a redevelopment project area. The basis for these necessary findings are presented below and relate to (1) the minimum size, (2) the existence of conditions that cause the Project Area to be classified as a "conservation area," and (3) evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be developed without the use of such incremental property tax revenue.

1. Minimum Size
Pursuant to the Act a redevelopment project area must be not less than 1-1/2 acres in size. The Project Area contains approximately 1,086 acres.

2. Qualifying Conditions
Summarized below are the general requirements for qualifying an area as a "conservation area" as defined in the Act.

Conservation Area
Pursuant to the Act, a conservation area means any improved area in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three (3) or more conservation area factors (as listed in the Act) is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area.

Factors Present
Pursuant to the Act, conditions must exist within a redevelopment project area that cause the area to be classified as a conservation area, or a blighted area, or a combination of both blighted areas and conservation areas. In making the determination of redevelopment project area eligibility, it is not required that each and every property or building in the Project Area exhibit conservation area factors. Instead, eligibility is determined on the basis of the conditions within the Project Area as a whole. To document existing conditions within the improved area, Teska conducted the following surveys and analyses:

- An exterior survey of the condition and use of each building;
- A site conditions survey of streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
- An analysis of existing uses and their relationships;
- A comparison of surveyed buildings to local codes of the Village;
- An analysis of original and current platting and building size and layout;
- An analysis of vacant buildings and tenant spaces;
- An analysis of the assessed valuation of properties over the past five years;
- A review of previously prepared plans, studies, and data.

Based upon surveys and analyses conducted for the Village by Teska, the Project Area consists of an improved area, and conditions exist within the improved area to classify the Project Area as a conservation area for the purposes of qualifying it as a redevelopment project area in accordance with the Act. The improved area contains the prerequisite factor of age (62% are 35 years in age or older), and of the thirteen (13) conservation area factors set forth in the Act, five (5) factors are present. The following five (5) factors are present to a meaningful extent.

1. Deterioration
2. Obsolescence
3. Excessive vacancies
4. Lack of community planning
5. Declining or lagging equalized assessed valuation ("EAV")

Exhibit E, Eligibility Study, documents the extent and distribution of blighting factors within the improved area that allow the Project Area to be classified as a "conservation area" for the purposes of qualifying it as a redevelopment project area in accordance with the Act.

3. Project Area Not Subject to Growth and Development

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan and use of incremental property taxes. Lack of growth and development through investment by private enterprise is evidenced by (a) physical conditions of properties and site improvements, (b) excessive vacancies, and (c) the lack of growth in assessed valuations commensurate to the Village as a whole. Teska concludes that this evidence provides additional support that growth and development of the Project Area is not reasonably anticipated occurring without the use of incremental property tax revenue, and that such incremental property tax revenue will be utilized for the development of the Project Area.

Summarized below are conditions found to be present within the Project Area that provide evidence that the Project Area on the whole has not been subject to growth and development through investment by private enterprise.

a) Physical Conditions

The existing physical conditions provide evidence that within the Project Area there is a lack of growth and development through investment by private enterprise. These physical conditions include (1) obsolescence of existing buildings, which indicates reinvestment has not occurred at a scale to accommodate current market demands, (2) deterioration of buildings and site conditions, which indicates that reinvestment has not occurred at a level to maintain existing properties to attract owners and tenants.

b) Excessive vacancies
The extent and duration of vacancies throughout the Project Area provide evidence that there is a lack of growth and development through investment by private enterprise. TABLE 1, *Office Building Vacancy Rates: 2009 – 2013*, lists historic annual office vacancy rates for the past ten years. During the last 5 years, vacancies have exceeded 40 percent. In the first quarter of 2013, the total vacancy rate for all office buildings was 39 percent, as compared to the overall office vacancy in Schaumburg of 20 percent.

Table 1: Office Building Vacancy Rates: 2009 – 2013

	Total SF	Total Avail SF	% Vacancy
Current	1,148,497	449,358	39.1%
2012	1,148,497	430,915	37.5%
2011	926,180	401,803	43.38%
2010	926,180	395,800	42.73%
2009	926,180	386,050	41.68%

Source: Village of Schaumburg CoStar report through 1Q 2013

Excessive vacancies within four multi-family residential buildings (see Eligibility Study for analysis), is the result of a combination of (i) higher than normal turnover rates for units, (ii) removal of units from the market for purposes of remodeling those units in an effort to enhance their marketability, and (iii) an attempt at converting an apartment into condominiums, which is further aggravated by the current financial market.

c) Lack of Growth in EAV
Based on a comparative analysis of the rate of growth in EAV for the period 2007 through 2012, the Project Area, in the previous 5 years that assessment information is available (the period 2007-2012); the Project Area has decreased in EAV for 4 of those 5 years. (see Eligibility Study for analysis),

In comparison with the remainder of the Village of Schaumburg (total Village EAV minus the Project Area), the Project Area has increased at a rate that is less than the remainder of the Village in 4 of the previous 5 years.
In addition, the Project Area has increased at a rate that is less than the increase in the Consumer Price Index (CPI) for all urban consumers for 4 of the previous 5 years.

d) Conclusion
Based upon the above surveys and analyses, Teska concludes that the Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan and use of incremental property taxes. Furthermore, the Project Area includes only real

property and improvements that are expected to be substantially benefited by the Redevelopment Program.

B. TIF FINDINGS AND COMPLIANCE REQUIREMENTS

This section of the Redevelopment Plan establishes the basis for certain Village findings and redevelopment plan and project area compliance requirements related to the adoption of this Redevelopment Plan and use of TIF. Summarized below are the factors or conditions that form the basis of the Village findings and compliance in connection with (1) the Project Area, (2) the Redevelopment Plan and Redevelopment Program for the Project Area, and (3) the duration of redevelopment projects and the retirement of obligations.

1. Conformity to the Comprehensive Plan
Pursuant to the Act, a municipality must find that the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole.

In 1996, the Village adopted the Village of Schaumburg 1996 Comprehensive Plan (the "Comprehensive Plan"). The Comprehensive Plan embraces the long-range planning directives of several sub-area plans, including: the Golf Road Sector of the Woodfield Regional Concept Plan" (adopted 1990), the State Parkway Sector Plan (adopted 1991) the "Algonquin Road Sector of the Woodfield Regional Concept Plan" (adopted 1992), the Roselle Road Sector Plan (adopted 1992), and the "Unocal Sector of the Woodfield Regional Concept Plan" (adopted 1993).

In 2013, the Village adopted the North Schaumburg Concept Plan, which updates and replaces the previous 2008 STAR Line Area/T.O.D. District Plan (the "T.O.D. Plan"), which is an element of the Comprehensive Plan, and embraces the long-range planning directives of the following sub-area plans: the "Northwest Meacham Road Concept Plan and Design Guidelines" (adopted 2006), and the "Design Guidelines for the Cook County Highway Department Property" (adopted 2006). Additionally, the North Schaumburg Concept Plan is supplemented by the "Woodfield Regional Center Design Guidelines" (adopted 2004), and the "Village Biodiversity Recovery Plan" (adopted 2004).

Together, the Comprehensive Plan, the North Schaumburg Concept Plan, and sub-area plans serve to guide the Village's long-term planning and development decisions. The Redevelopment Program contained within this Redevelopment Plan embraces the long-range planning directives of the Comprehensive Plan, the North Schaumburg Plan, and the sub-area plans, including goals and objectives, land-use development policies, transportation system objectives, economic development objectives, and the vision of the future for the Village.

Section III.B, General Land-Use Plan, reviews the general land-use plan that, upon adoption of this Redevelopment Plan, will have been approved by the Village. This general land-use plan does not change existing zoning of parcels within the Project Area; rather it serves to guide future growth and development within the Project Area. The

general land-use plan reflects the objectives of the Village as documented in this Redevelopment Plan and the Redevelopment Program. The general land uses are designed to encourage redevelopment that is responsive to current and possible future economic conditions and trends, and serves to accomplish the goals and objectives contained in this Redevelopment Plan.

2. Estimated Dates of Completion and Retirement of Obligations

The Redevelopment Plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs. Those dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year, after the year in which the ordinance approving the redevelopment project area is adopted.

It is estimated that the ordinance approving the Project Area will be adopted in the year 2013. Accordingly, the estimated date of completing all Redevelopment Projects and obligations that may be issued to finance redevelopment project costs is December 31, 2037. The final maturity date of any debt obligations that may be issued may not be later than twenty (20) years from their respective dates of issuance.

3. Certification of No Residential Displacement

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units, and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study as part of the redevelopment plan.

The Project Area contains 49 residential structures and 1,700 residential units. For purposes of estimating the number of potentially displaced occupied housing units within the Project Area, Teska determined the occupancy status of the residential units on April 24th, 2013 (based on 2010 Census data) which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates). The Village of Schaumburg adopted an ordinance fixing the time and place for a public hearing on November 20, 2013.

The Redevelopment Program contained in this Redevelopment Plan provides for the redevelopment of several portions of the Project Area that may result in the displacement of residents from inhabited residential units. EXHIBIT F, *Housing Impact Study*, presents certain information required by the Act, including the location and characteristics of inhabited residential units that may be subject to displacement.

Properties that may be subject to change due to redevelopment efforts could result in the removal / displacement of the 1,700 residential units within the project area. Table 3 lists the number and type of units that may be relocated in the future. The removal of any of these buildings containing residential units and any displacement of residents of inhabited

units will be done within the intent of the TIF Redevelopment Plan. These units, if displaced at all, are likely to be displaced over time throughout the life of the Redevelopment Plan. The Village does not intend to use eminent domain authority to assist in the redevelopment of housing units.

Table 2: Number and type of units that may be relocated (maximum)

Housing Type		Number of Such Units that may be relocated
Condominiums	Studio	42
	1 Bedroom	235
	2 Bedrooms	232
Townhomes	2 Bedrooms	38
	3+ Bedrooms	25
Apartments	Studio	72
	1 Bedroom	626
	2 Bedrooms	415
	3 Bedrooms	15

4. "But for" TIF and the Exclusive Utilization of TIF Revenue

In approving this Redevelopment Plan and adopting the use of TIF, the Village hereby affirms and finds that the use of such incremental revenues will be exclusively utilized for the development of the Project Area, and for other projects directly benefiting the Project Area, and in accordance with the Act.

The factors listed below, in addition to those factors cited in the Eligibility Report (Exhibit E) and Section II.A.3, provide evidence to support the Village's finding herein that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, and that the Project Area would not reasonably be developed without the use of incremental revenues derived from TIF. The presence of these factors increase risks associated with private investments, and the mitigation of those factors add prohibitive costs that can only be overcome by the adoption of TIF and the utilization of such incremental revenues for the redevelopment of the Project Area.

a) Extraordinary costs

Lagging rental income and property values, combined with extraordinary costs of maintaining and upgrading obsolete properties within the Project Area have led to disinvestment within the Project Area, including the closing and demolition of Ron Santo's restaurant, located at the northeast corner of Meacham Road and North Thoreau Drive, and discontinuance of use of large portions of existing and complete removal of operations of several older buildings on the Motorola property.

During the last fifteen years, the Village has invested an extraordinary amount of time and public funds within the Project Area to reverse a trend of disinvestment, and create a climate for development by private investment. A major component of this has been the Village's commitment to assist in the funding of the interchange improvements at Meacham and Roselle Roads, accommodating future Bus Rapid Transit (BRT) service planned for the I-90 Corridor, and the potential STAR Line commuter rail station which will serve as a regional transportation hub for the Village and the northwest suburbs. Additionally, the Village's investment in the Convention Center, which includes the Renaissance Hotel, and a future performing-arts theater, has demonstrated its commitment to improvement of the Project Area. The construction of the Convention Center has required substantial public investments on the part of the Village to ensure the Project Area develops on a comprehensive basis. The long-term success of the Project Area serving as a high quality convention, entertainment, residential and office center, and transportation hub for the region, will require continued public investment on the part of the Village.

b) Lack of growth and development
Factors evidencing a lack of growth and development through investment by private enterprise are described in Section II.A.3, and include (a) existing physical conditions of properties and site improvements, (b) excessive vacancies, and (c) the lack of growth in assessed valuations commensurate to the Village as a whole.

c) Conclusion
Teska concludes that the redevelopment of the Project Area is not reasonably anticipated to occur without the use of incremental property tax revenue. Through the adoption of this Redevelopment Plan and the use of TIF, the Village will utilize incremental property tax revenue for the development of the Project Area. Successful implementation of this Redevelopment Plan requires that the Village utilize incremental property tax revenue in accordance with the Act and work cooperatively with the private sector and other local governmental agencies having jurisdiction over the Project Area. Incremental property tax revenue will be utilized by the Village to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the conditions of blight and the financial impediments that have precluded its comprehensive and coordinated development by the private sector.

These improvements, activities, and investments will benefit the Village, its residents, and all taxing districts having jurisdiction over the Project Area. The anticipated benefits within the Project Area include (i) the elimination of problem conditions, (ii) the general improvement of properties, (iii) a strengthened tax base for affected taxing agencies, and (iv) an increased employment base for the Village and its residents.

III. REDEVELOPMENT PROGRAM

The Act encourages public and private sectors to work together to achieve economic growth and development. Through designation of a redevelopment project area, adoption of a redevelopment plan and project, and adoption of the use of TIF, a municipality is granted various powers to facilitate economic growth and development, and is obligated with various duties to fulfill its administrative responsibilities.

Cooperation between the Village, other local governmental agencies, and the private sector to redevelop all or portions of the Project Area will receive significant support from TIF funds made available by the Act. Proper use of this financing tool and other powers authorized by the Act can accelerate and comprehensively guide investment in new public and private improvements and facilities that is essential for the successful managed growth of the Project Area and the elimination of blight factors. Redevelopment of the Project Area is intended to enhance the appearance, image, and viability of the Project Area and the overall Village through public and private improvements, which will result in an increased tax base, and additional employment opportunities.

This section of the Redevelopment Plan presents the comprehensive plan and program to be undertaken by the Village to accomplish the redevelopment objectives of the Village, reduce or eliminate those conditions that qualify the Project Area as a "conservation area," and enhance the tax base of the taxing agencies having jurisdiction over the Project Area. The Project Area includes only real property and improvements that are expected to be substantially benefited by the Redevelopment Program.

A. REDEVELOPMENT GOALS, OBJECTIVES, AND GUIDELINES

This section of the Redevelopment Plan identifies the redevelopment goals, objectives, and guidelines adopted by the Village for the Project Area. Section III.C, *Redevelopment Activities and Projects*, identifies redevelopment improvements and redevelopment activities the Village plans to undertake to achieve the redevelopment goals and objectives contained in this Redevelopment Plan.

1. Overall Goals

The primary goal of the Village is to:

a) Renovate and promote new business within the entire Project Area on a comprehensive and planned development basis in order to ensure that new development occurs, and existing businesses are improved:

(i) On a coordinated rather than piecemeal basis to ensure that the land use, pedestrian access, vehicular circulation, parking, service, and urban design

systems are functionally integrated and meet present-day principles and standards;

(ii) In a comprehensive manner to ensure that the blight factors are eliminated;

(iii) Within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the Village; and

(iv) In a manner that supports and takes advantage of labor, financial institutions, and other resources within the community.

Additional goals of the Village are listed below. These goals provide the overall framework for guiding decisions during the implementation of this Redevelopment Plan.

b) Eliminate the influences and the manifestations of physical and economic deterioration and obsolescence within the Project Area that qualify the Project Area for designation as a redevelopment project area

c) Promote the North Schaumburg Concept Plan that encourages the vertical and horizontal integration of mixed uses that enhance the health, safety, and general welfare of the residents of the Village

d) Strengthen the economy of the Village, and increase the real estate tax base for the Village and other taxing agencies having jurisdiction over the Project Area

e) Increase commercial activity, residential options, and create employment opportunities

2. Redevelopment Objectives

Listed below are objectives of this Redevelopment Plan that guide its implementation for purposes of accomplishing the goals and objectives of the Village.

a) Promote future land uses that are compatible with and support the Renaissance Hotel, Convention Center and future transportation center.

b) Coordinate planning and development efforts with the State of Illinois and Illinois Tollway Highway Authority (ITHA) in connection with the design and construction of the proposed I- 90 ingress and egress ramps at Meacham Road, and BRT system.

c) Coordinate planning and development efforts with the City of Rolling Meadows including the design and construction of the realignment of Arbor Drive, the construction and alignment of possible new internal circulation roads, and the integration of new mixed uses.

d) Encourage the comprehensive renovation of the Project Area through the assembly, preparation, marketing, and disposition of vacant and underutilized buildings and sites, and stimulate, as needed, private investment through the use of Village incentives, including TIF.

e) Integrate BRT and local transit services modes within the Project Area that promotes a convenient pedestrian circulation along an attractive pedestrian oriented streetscape, particularly within Walden Urban Village Area, and within a ½-mile radius of the proposed transportation center.

f) Encourage a complementary mix of residential, commercial, office and convention uses that are vertically and horizontally integrated, both functionally and aesthetically, and consistent with the goals and objectives contained in the Comprehensive Plan and the North Schaumburg Plan, and enhance the visibility and orientation of uses along I-90.

g) Improve, reconstruct, and relocate, where necessary, utilities and roadways to facilitate and enhance the improvement and development of the Project Area.

3. Development and Design Guidelines

Listed below are development and design guidelines for purposes of accomplishing the goals and objectives in this Redevelopment Plan.

a) Create a unifying pedestrian-oriented streetscape design that integrates multiple transportation modes, and includes easily readable information and directional signage.

b) Improve access to, and internal circulation within the Project Area, including the new I-90 ingress and egress ramps planned at Meacham Road, intersection improvements along Meacham and Algonquin Roads, and interconnections of land uses within the Project Area.

c) Design and install unifying architectural, signage and landscape features at key entranceways along Meacham and Algonquin Roads, as well as throughout the Project Area that help to create distinction and a sense of place within the Project Area, as well as a sense of arrival at key entranceways.

d) Enhance sight lines and visual corridors across and within the Project Area for purposes of creating aesthetically pleasing vistas from I-90, Algonquin and Meacham Roads, and uses within the Project Area.

e) Encourage high standards of design and quality appearance for new, rehabilitated, and reconstructed buildings, rights-of-way, and open spaces.

f) Encourage shared use of private access drives and parking lots to reduce the number of curb cuts and turning movements along Algonquin and Meacham

Roads, as well as internal collector streets.

g) Reduce the impact of land devoted for purposes of emergency vehicles by integrating such land into pedestrian-oriented plazas, and other 24/7 features that limit vehicular access by decorative removable bollards and stanchions.

h) Encourage entertainment-oriented restaurant and retail uses alongside plazas, water features, and streetscapes to enhance the promotion of festive public gatherings.

i) Design and install a unifying streetscape that creates a sense of place within the Project Area, including paving materials (stamped or other), lighting, sidewalks, benches, gathering places, and landscaping.

j) Create pedestrian and bicycle linkages that minimize distances for pedestrian connections between uses, and promote safe and convenient pedestrian and bicycle connections between mixed-uses.

k) Ensure that storm-water drainage is properly designed to mitigate existing or potential flooding.

l) Ensure that service drives, loading facilities, and refuse areas are arranged in compatible groupings to minimize their impact on the Project Area while serving all uses.

m) Assure that Redevelopment Projects complement one another in terms of size, scale, intensity, and appearance, and are functionally and aesthetically integrated.

B. GENERAL LAND-USE PLAN

The general land-use plan included herein contains land uses that, upon adoption of this Redevelopment Plan by the Village, will serve to guide the redevelopment of the Project Area. This general land-use plan describes the general land uses that will be in effect upon adoption of this Redevelopment Plan, and does not change the existing zoning of parcels within the Project Area; rather it serves to guide future growth and development of the Project Area.

FIGURE 3, *General Land-Use Plan*, which is a part of the North Schaumburg Concept Plan, illustrates the general land uses that will apply within the Project Area upon adoption of this Redevelopment Plan. The proposed land uses are intended to promote a mix of land uses that complement one another and are within close proximity of each other to promote walking from one location (home) to another (retail or work). An objective of this Plan is to alter conventional commuting by reducing the reliance on automobiles, and promoting the use of public transit and walking. This concept becomes a practical means of travel when housing, retail, and job centers are located near one another, and are within a one-half mile walking distance of a transit stop and commercial areas. The key concept in mixing land uses within transit-oriented districts is to create communities where daily activities and destinations, such as pre-schools, dry-cleaning, groceries, etc. are in close proximity to one another and to transit stations, thereby reducing the reliance on automobiles.

The major land uses contained in the general land use plan include Residential, Office, Industrial, Mixed Use, Commercial, Entertainment Retail and Convention Center-Mixed Use. Residential land use is intended to encourage the maintenance and upgrade of existing residential properties, as well as provide an opportunity for vertically integrated residential developments where the ground floors may include commercial uses.

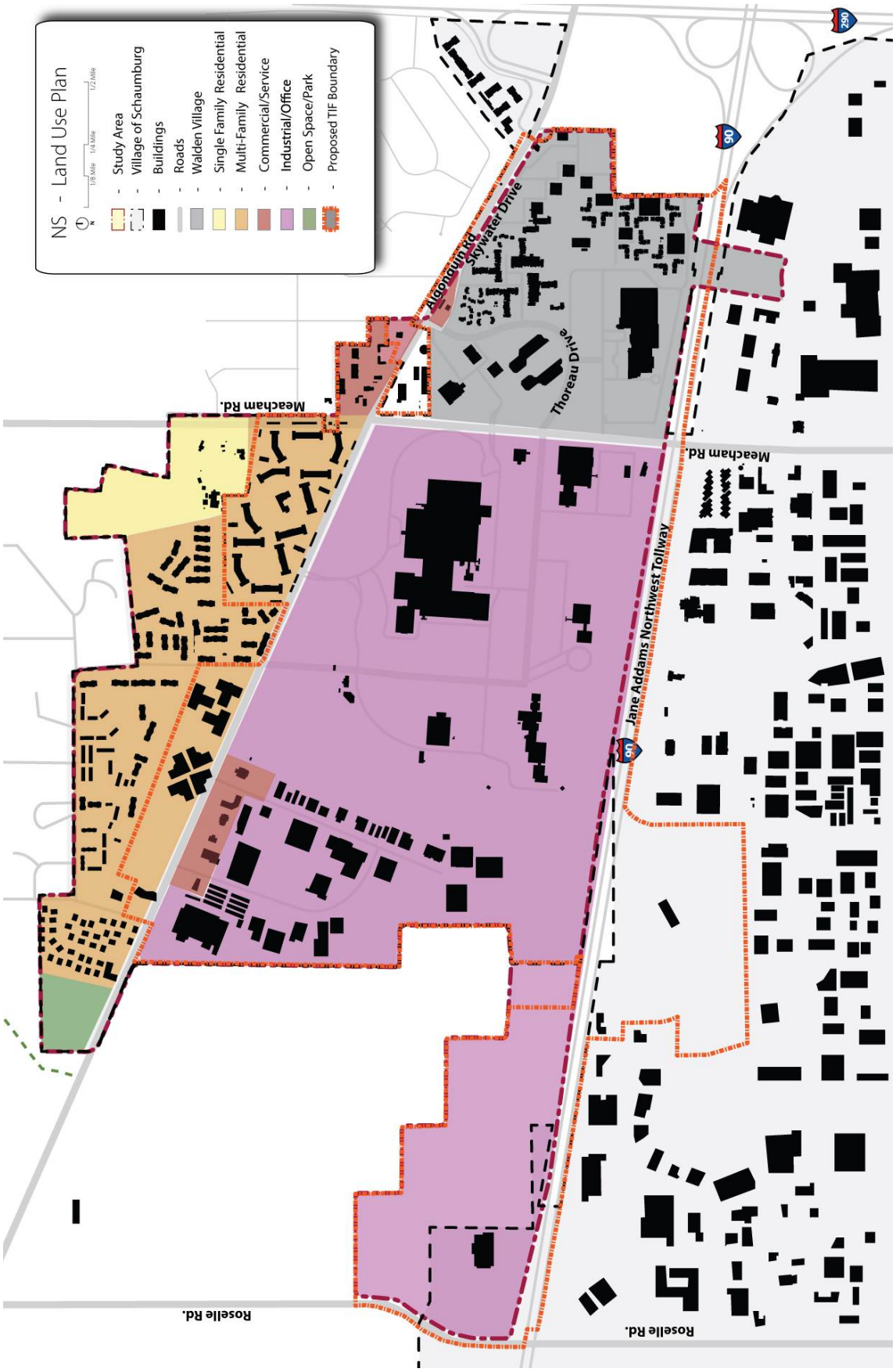

NS - Land Use Plan
Study Area
Village of Schaumburg
Buildings
Roads
Walden Village
Single Family Residential
Multi-Family Residential
Commercial/Service
Industrial/Office
Open Space/Park
Proposed TIF Boundary
Algonquin Rd.
Skywater Drive
Thoreau Drive
Meacham Rd.
Meacham Rd.
Jane Addams Northwest Tollway
Roselle Rd.
Roselle Rd.
90
90
290

Figure 3

C. REDEVELOPMENT ACTIVITIES AND PROJECTS

The Village proposes to accomplish its redevelopment goals and objectives for the Project Area through public financing including, but not limited to, tax increment financing, and by utilizing such financing to undertake all or a portion of the redevelopment activities and improvements contained in this section.

This section presents various redevelopment activities and projects the Village may undertake on its own, or may cause to be undertaken on behalf of the Village by entering into redevelopment agreements with private entities and intergovernmental agreements with public entities.

The redevelopment activities and projects contained in this Redevelopment Plan are intended for the furtherance of this Redevelopment Plan. In the event the Village determines that the implementation of certain redevelopment activities and projects are not feasible, the Village may adjust the scope of such redevelopment projects and activities.

Pursuant to the Act, the Village intends to undertake all or a portion of the following redevelopment activities and projects for the furtherance of this Redevelopment Plan and to achieve the Village's goals and objectives contained in this Redevelopment Plan. Listed and briefly described below are some, and not necessarily all, of the redevelopment activities and projects to be undertaken (collectively referred to as the "Redevelopment Projects").

1. Studies, Surveys, Professional Fees, Administration, etc.

The Village may undertake or engage professional consultants, engineers, architects, attorneys, financial consultants, etc. to conduct various analyses, studies, surveys, administration, or legal services to establish, implement, and manage this Redevelopment Plan.

2. Land Assembly and Site Preparation

Generally, land assembly and site preparation includes, and is not limited to land acquisition, vacation of alleys and rights-of-way, environmental clean-up, demolition, grading, the removal of earth, stone, building debris, or similar materials, grading, construction of public infrastructure and roadways, and other direct or incidental activities related to Redevelopment Projects in connection with the Redevelopment Program.

To meet the goals and objectives of this Redevelopment Plan, the Village may acquire and assemble, or cause to be assembled, property throughout the Project Area. Land assemblage by the Village may be by purchase, exchange, donation, lease, or eminent domain, and may be for the purpose of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance, or dedication for the construction of public improvements or facilities. Furthermore, the Village may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for

disposition and development. The acquisition of such real property, as may be authorized by the Village Board, does not constitute a change in the nature of this Redevelopment Plan.

Upon assembling property, the Village may (i) clear the land of existing improvements, (ii) remove and grade soils, and (iii) prepare the site with suitable soils and materials for new construction.

3. Provision of Public Improvements and Facilities
The Village may provide public improvements and facilities that are necessary to serve the Project Area in accordance with this Redevelopment Plan. Public improvements and facilities may include, and are not limited to, the following.

a) Roadways, utilities, and related improvements
Roadways, utilities, and related improvements include, and are not limited to, those improvements in connection with the following:

- Construction, reconstruction, repair, or resurfacing of roadways, intersections and related traffic circulation and signalization improvements along Meacham, Algonquin and Roselle Roads and throughout the Project Area that serves to improve traffic and pedestrian circulation, as well as enhance the development of parcels.

- Design and construction coordination with the State, ITHA, and the Village of Rolling Meadows in connection with the potential STAR Line Station, the new I-90 ingress and egress ramps planned at Meacham Road, general viaduct improvements, and Roselle Road interchange improvements.

- Coordinate planning and development efforts with the City of Rolling Meadows, including the design and construction of the realignment of Arbor Drive, and the construction and alignment of possible new internal circulation roads. Pedestrian/Bicycle overpasses across all major roadways and I-90.

- Expansion of public infrastructure to serve planned industrial development in the western portion of the Project Area.

- Public parking facilities, storm water drainage and detention, and construction of engineered environmental barriers.

- Other improvements that may be incidental to the redevelopment of the Project Area and which are required for the successful completion of a redevelopment project, including roadway and viaduct improvements located adjacent to the Project Area.

b) Streetscape and Related Improvements
Landscape improvements, street lighting, and general beautification and related improvements include, and are not limited to, those improvements in connection with the following:

- Perimeter rights-of-way, including Algonquin, Meacham, and Roselle Roads.
- Internal rights-of-way.
- The potential STAR Line Station, including planned ancillary uses such as a performing-arts theater, parks, and public parking facilities.
- Design and construction coordination with the Village of Rolling Meadows in connection with the realignment of Arbor Drive, possible new internal circulation roads, streetscape lighting and landscaping.
- Design and install unifying architectural, signage, streetscape, and landscape features at key entranceways along Meacham, Roselle and Algonquin Roads that promote distinction and a sense of place within the Project Area, as well as a sense of arrival at key entranceways.
- Public plazas and gathering places, and pedestrian and bicycle paths and connections.

c) Public Works, Improvements, Capital, and Other Costs
Subject to the limitations of the Act, public works, improvements, and capital costs include, and may not be limited to the following:

- Job training programs, and a taxing district's increased costs attributable to TIF-assisted housing, and capital costs resulting from a redevelopment project in furtherance of the objectives of this Redevelopment Plan.
- Construction of community facilities in furtherance of the objectives of this Redevelopment Plan.
- Coordination with developers on the construction and installation of necessary water mains, and storm water and sanitary collection and sewer facilities.

d) Park and Open-Space Improvements
Park and open-space improvements include, and are not limited to, those improvements in connection with the following:

- Future parks, open spaces, greenways, lakes, and public and private plazas for the enjoyment of all Village residents.

4. Redevelopment Agreements and Intergovernmental Agreements
The Village may enter into redevelopment agreements or intergovernmental cooperation agreements ("ICA") with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels. Additionally, ICAs may contain provisions to pay all or a portion of a taxing district's capital costs resulting from, or incurred in connection with a redevelopment project in furtherance of this Redevelopment Plan.

5. Building Rehabilitation
The Village may encourage the rehabilitation of buildings that are structurally sound.

6. Relocation Assistance
Relocation assistance may be provided in order to facilitate renovation and redevelopment of portions of the Project Area, and to meet the other Village objectives. Businesses legally occupying properties to be acquired by the Village may be provided relocation advisory and financial assistance as determined by the Village. Relocation assistance to residents will be provided in accordance with the provisions of the Housing Impact Study and the Act.

7. Job Training
Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area. Also, in accordance with the Act, costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts

D. REDEVELOPMENT PROJECT COSTS

Reviewed below are the various redevelopment expenditures that are eligible for reimbursement under the Act. While any and all of these redevelopment project costs may be incurred by the Village in furtherance of this Redevelopment Plan, Section D.2., *Estimated Redevelopment Project Costs*, lists the types and amounts of redevelopment project costs that are estimated to be incurred for the furtherance of this Redevelopment Plan.

Following the approval of this Redevelopment Plan, in the event the Act is amended to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs, the Redevelopment Project Costs contained in this Redevelopment Plan shall be deemed to incorporate such additional or expanded costs to the extent permitted by law without amendment to this Redevelopment Plan. However, in no instance shall such additions, or expanded authority increase total Redevelopment Project Costs beyond amounts permitted by the Act without further amendment to this Redevelopment Plan.

1. Estimated Redevelopment Project Costs

Exhibit C, *Estimated and Eligible Redevelopment Project Costs*, contains an estimate of Redevelopment Project Costs for implementing this Redevelopment Plan. The estimate provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance cost, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan, to the extent permitted by the Act. Additional funding in the form of federal, State, County, or local grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities that are of benefit to the general community.

2. Eligible Redevelopment Project Costs
Exhibit C, *Estimated and Eligible Redevelopment Project Costs*, contains a summary of eligible Redevelopment Project Costs contained within the Act, and which the Village may expend for purposes of implementing this Redevelopment Plan.

E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived principally from incremental property tax revenue in the manner provided in paragraph (c) of Section 11-74.4-9 of the Act. It is estimated that the incremental increase in property taxes over the term of the TIF District in 2012 dollars will be ***$573,436,708***. Pursuant to the Act, a municipality's own ad valorem tax arising from levies on taxable real property must be included in the determination of incremental property tax revenue. If the municipality does not extend such a tax, it shall annually deposit in the municipality's Special Tax Increment Fund an amount equal to 10% of the total contributions to the fund from all other taxing districts in that year. Other sources of funds that may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, and other legally permissible funds the Village may deem appropriate. The Village may incur redevelopment project costs that are paid for from funds of the Village other than incremental taxes, and the Village may then be reimbursed for such costs from incremental taxes. Also, the Village may permit the utilization of guarantees, deposits, and other forms of security made available by private sector developers.

The Village and adjacent municipalities may jointly undertake and perform redevelopment plans and projects and utilize the provisions of the Act wherever redevelopment project areas are contiguous or tax increment financing is adopted with respect to a redevelopment project area that includes contiguous real property within the boundaries of the municipalities. In doing so, the Village and adjacent municipalities may, by agreement, issue obligations, separately or jointly, and expend revenues received under the Act for eligible expenses anywhere within contiguous redevelopment project areas or as otherwise permitted in the Act.

The Village may utilize net incremental property tax revenue received from the Project

Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may be or become contiguous to, or separated only by a public right of way from, one or more redevelopment project areas created pursuant the Act. If the Village finds that the goals, objectives, and financial success of such contiguous redevelopment project areas are interdependent with those of the Project Area, the Village may determine that it is in the best interests of the Village and the furtherance of the purposes of this Redevelopment Plan that net incremental property tax revenue from the Project Area be made available to support any such redevelopment project areas, including coordinating with the Village of Rolling Meadows, and vice versa, so long as the Village of Rolling Meadows provides for the same TIF authorization in its Plan. The Village, therefore, proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs in any such areas and vice versa. The Village may transfer or loan such revenue between the Project Area and such adjacent areas, whether in the Village, or within an adjacent and cooperating village. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Exhibit C, Estimated Redevelopment Project Costs, of this Redevelopment Plan.

F. NATURE AND TERM OF OBLIGATIONS

The Village may issue obligations pursuant to Section 11-74.4-7 of the Act. Such obligations may be secured by the special tax allocation fund and, to enhance the security of a municipal obligation, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The estimate date to complete all project approvals and financing commitments is 24 years from the date of the adoption of the Redevelopment Plan. All Redevelopment Project obligations issued to finance Redevelopment Project costs shall be completed no later than December 31 of the year in which the payment to the municipal treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted. Village approval and designation of this Redevelopment Plan and Project Area is expected to occur in 2013. Accordingly, all obligations issued to finance Redevelopment Project costs shall be completed by December 31, 2037, and the Village shall dissolve this Redevelopment Plan and Project Area no later than December 31, 2038. Also, the final maturity date of any such obligations issued may not be later than twenty (20) years from their respective issuance dates. One or more series of

obligations may be issued on a parity or subordinate basis at one or more times in order to implement this Redevelopment Plan.

In addition to paying Redevelopment Project Costs, incremental property taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves, and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked, or otherwise designated for the payment of Redevelopment Project Costs, excess Incremental Property Taxes shall then become available for distribution to taxing agencies having jurisdiction over the Project Area in the manner provided by the Act.

G. EQUALIZED ASSESSED VALUATION

1. Most Recent EAV

The 2012 EAV is the most recent EAV of all taxable parcels in the Project Area, and the total EAV of all taxable parcels within the Project Area is estimated to be **$213,676.423**. This estimate is based on the Cook County Board Certified 2012 assessed valuations and the 2012 Cook County State Equalization Factor of 2.8056. This estimate is subject to verification and final certification by the County Clerk of Cook County, Illinois. After verification, the final amount shall be certified by the County Clerk, and shall become the Certified Initial EAV from which all Incremental Property Taxes in the Project Area will be calculated by Cook County. The 2012 EAV of the Project Area is summarized on a parcel basis in Exhibit D, *Estimated Initial EAV by Parcel,* located in the Appendix.

2. Anticipated EAV

In the year 2037, the EAV of the Project Area is estimated to be approximately ***$1,109,776,570*** (expressed in 2013 dollars), representing a 420% growth. This estimate is for the entire Project Area and is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner, 2) the market value of the anticipated developments will increase following completion of the Redevelopment Projects described in this Redevelopment Plan, 3) the State Equalization factor will remain approximately 2.8056, and 4) the current 2012 assessment rates.

H. FINANCIAL IMPACT

This section presents an estimate of the financial impact of the Project Area on taxing agencies affected by this Redevelopment Plan. The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing agency affected by this Redevelopment Plan and a description of any program to address such financial impacts or increased demand. This section examines the financial impact of the Project Area on taxing agencies affected by this Redevelopment Plan. The following section describes anticipated increased demands for services from taxing agencies affected by this Redevelopment Plan and a description of any program to address such increased demands and financial impacts.

The Redevelopment Program contained within this Redevelopment Plan describes the comprehensive program the Village intends to undertake to encourage private investment within the Project Area. If successful, the implementation of this Redevelopment Plan and the Redevelopment Program will assist in promoting public and private investments in the community, providing community programs, creating new jobs, and thereby alleviating blighting conditions in the Project Area.

Without the designation of the Project Area, and the adoption of this Redevelopment Plan and use of TIF, the Project Area is not expected to be redeveloped on a comprehensive basis by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire Project Area and adjacent neighborhoods will become less attractive to investors and prospective homeowners. The continued decline of the Project Area could have a detrimental effect on the growth of property values in surrounding areas and could lead to a trend of disinvestment in the general area and a reduction in real estate tax revenues to taxing agencies having jurisdiction over this area.

The implementation of this Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing agencies. During the period when tax increment financing is utilized, real estate tax increment revenues from increases in EAV over and above the certified initial EAV is allocated to the Project Area and may be used to pay eligible redevelopment project costs incurred within the Project Area. After the termination of the use of TIF within the Project Area, the increased real estate tax revenues resulting from the redevelopment of the Project Area will be distributed to all taxing agencies having jurisdiction over the Project Area. These revenues will then be available for use by those taxing agencies.

The Village intends to monitor development in the Project Area and, with the cooperation of affected taxing agencies, will attempt to ensure that any increased needs are addressed in connection with any particular development. Provided below are the sixteen (16) taxing agencies having jurisdiction over all or a portion of the Project Area.

Ct.		Governmental Agency
1		County of Cook
2		Schaumburg, Town of
3		Schaumburg, Village of
4		School District CC 54
5		Palatine Twp. H.S. Dist. 211
6		Harper Community College Dist. 512
7		Schaumburg Park District
8		Schaumburg Twp. Library Dist. Fund
9		MWRD

10		NW Cook Mosq. Abatement Dist.
11		Northwest Suburban Mass Transit Dist. [1]
12		Suburban TB Sanitarium
13		School District #15
14		Palatine Park District
15		Palatine Public Library District
16		Palatine Township

[1] The Northwest Suburban Mass Transit District was established in the 1970s, and has the authority to levy a tax. However, the Northwest Suburban Mass Transit District has never levied a real estate tax. While Cook County continues to track this district as active, the County is unaware of whether the district has an active board of trustees.

I. DEMAND ON TAXING DISTRICT SERVICES

The implementation of this Redevelopment Plan may cause an increased demand for services on one or more of the affected taxing districts listed above. This section provides an assessment of any financial impact that the implementation of the Redevelopment Plan may have on, or any increased demand for service from, any taxing agency affected by the Redevelopment Plan, and a description of any program to address such financial impacts or increased demand. Given the preliminary nature of the Redevelopment Plan and Redevelopment Program, specific programs to address the financial impact or increased demands from potential redevelopment projects cannot be provided at this time. The Village intends to monitor development in the Project Area and with the cooperation of the affected taxing agencies will attempt to ensure that any increased demands are addressed in connection with any particular development.

Village of Schaumburg

The Village is responsible for a wide range of municipal services including: police protection, fire prevention/suppression, installation and maintenance of public infrastructure improvements related to water supply/distribution, sanitation service, storm-water collection/management, and zoning codes related to buildings and housing. Additionally, the Village is responsible for guiding economic development throughout the community, and strengthening the tax base for all taxing districts so that residents are not disproportionately burdened by taxes.

Replacement of vacant and underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the Village. As a result of the implementation of this Redevelopment Plan, the demands on police protection, fire prevention/suppression, and infrastructure improvements of the Village may increase. Specifically, the improvement of vacant or underutilized properties may require the construction or reconstruction of water, sewer, storm water, and roadway improvements. The redevelopment projects are reliant on the installation of those facilities and provision of those services and would not be developed without them.

It is anticipated that incremental property taxes may be used to cause all or a portion of those improvements to be constructed.

The redevelopment of the Project Area may also include the construction of one or more new residential and commercial buildings, public open spaces and parks, public plazas or other gathering places that may require additional police protection and fire prevention. However, this and other increased demands on municipal services, such as police protection, fire prevention, housing, zoning, and other divisions are expected to be handled adequately by the existing operations of those divisions. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

School Districts

Listed below are the elementary and high school districts having jurisdiction over the Project Area (the "Primary School(s)"), the roles of each Primary School, and the estimated financial impact the implementation of the Redevelopment Plan may have on, or any increased demand for service from, Primary Schools affected by the Redevelopment Plan, and a description of a program to address such financial impacts or increased demand.

School District CC 54

General responsibilities of School District CC 54 ("SD 54") include the provision, maintenance, and operation of education facilities, and the operation of education services for kindergarten through eighth grades for the area south of the vacated Central Road right-of-way.

Palatine Township High School District 211

General responsibilities of Palatine Township High School District 211 ("SD 211") include the provision, maintenance, and operation of education facilities, and the operation of education services for ninth through twelfth grades, and as necessary, job training and retraining services for the entire Project Area.

Palatine Community Consolidated School District 15

Community Consolidated School District 15 is the third largest elementary district in Illinois, serving a diverse population of all or part of seven northwest suburban communities: Palatine, Rolling Meadows, Hoffman Estates, Inverness, South Barrington, Arlington Heights, and Schaumburg.

Estimated Financial Impact and Program

It is possible that new residential and commercial developments may be constructed in the Project Area, and purchasers of residential units may have school-aged children that would attend public schools. The estimated project costs contained in this Redevelopment Plan (see Exhibit C) includes a provision for reimbursing schools for increased costs attributable to TIF-assisted housing units located within the Project Area.

To the extent the Village and an impacted Primary School(s) agree, all or a portion of a school district's capital cost resulting from the Redevelopment Program in furtherance of this Redevelopment Plan may be reimbursed according to the Act. The Village, in cooperation with the Primary Schools, intends to monitor the educational and job training needs of the community and will attempt to ensure that such needs are addressed in furtherance of this Redevelopment Plan.

General Assistance, Road and Bridge, and Town of Schaumburg
General Assistance, Road and Bridge, and Town of Schaumburg (collectively referred to as Schaumburg Township) provide general governmental assistance services to senior citizens and low- or no-income citizens, and maintains certain roadways. General assistance services to senior citizens and low- or no-income citizens includes, and is not limited to, income tax service, voter registration, and an emergency food pantry. Schaumburg Township maintains roadways and provides snow removal for roadways not controlled by the Village, County or State.

It is expected that any increases in demand for those services and facilities can be handled adequately by the existing operations of the Town of Schaumburg. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Palatine Township
Palatine Township provides financial and other human services to township residents, and funds twenty-six local social service agencies that provide vital human services to township residents. The Palatine Township Road District maintains the right-of-way of many of the streets in all unincorporated areas.

It is expected that any increases in demand for those services and facilities can be handled adequately by the existing operations of Palatine Township. This Plan anticipates several unincorporated will be annexed to the Village of Schaumburg, further reducing township responsibilities for these properties. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Schaumburg Park District
The Schaumburg Park District is responsible for the provision, maintenance, and operation of park and recreational facilities, as well as the provision of recreation programs throughout the Village, and certain unincorporated portions of Schaumburg Township. It is not likely that the scope of redevelopment projects contemplated in this Redevelopment Plan would exhaust the current capacities of parks, recreational facilities, or recreation programs provided in the community. It is expected that any increases in demand for those services and facilities in furtherance of this Redevelopment Plan can be

handled adequately by the existing operations of the Schaumburg Park District. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Palatine Park District
The Palatine Park District is responsible for the provision, maintenance, and operation of park and recreational facilities, as well as the provision of recreation programs in the portion of the Village located in Palatine Township. The Palatine Park District is a separate municipal governing agency established for the purpose of providing parks, facilities and recreational programs. The Park District is responsible for the maintenance, operation and administration of parks and parks facilities under its jurisdiction. It is not anticipated that the scope of redevelopment projects contemplated in this Redevelopment Plan would exhaust the current capacities of parks, recreational facilities, or recreation programs provided, as most new residential development will likely not occur in Palatine Township. It is expected that any increases in demand for those services and facilities in furtherance of this Redevelopment Plan can be handled adequately by the existing operations. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Schaumburg Township Library District
The Schaumburg Township Library District provides and maintains library, information, and special education programming services and facilities to communities located in Schaumburg Township. The implementation of this Redevelopment Plan may result in the construction of TIF assisted housing units, which may cause a net increase in the number of persons eligible to obtain a library card who reside within the Project Area. The estimated project costs contained in this Redevelopment Plan includes a provision for the reimbursement of a public library district's increased costs attributable to assisted housing units located within the Project Area. The amount paid to a library district under the provisions of the Act is calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in TIF assisted housing units by (ii) the per-patron cost of providing library services so long as it does not exceed $120. The Village intends to work with the Schaumburg Township Library District to monitor possible TIF-assisted residential development within the Project Area and the net increase in the number of eligible residents that may result from those units. The per-patron cost of providing library services will be calculated and reimbursed at that time.

Palatine Public Library District
Palatine Library District provides services at the main library, several branch libraries, and through the Bookmobile. The Library District provides and maintains library, information, and special education programming services and facilities to Palatine and northern Hoffman Estates communities, and other unincorporated areas located in Palatine Township. The implementation of this Redevelopment Plan may result in the construction of TIF assisted housing units, which may cause a net increase in the number of persons eligible to obtain a library card who reside within the Project Area. The

estimated project costs contained in this Redevelopment Plan includes a provision for the reimbursement of a public library district's increased costs attributable to assisted housing units located within the Project Area. The Village intends to work with the Palatine Library District to monitor possible TIF-assisted residential development within the Project Area and the net increase in the number of eligible residents that may result from those units.

Harper Community College District 512
The Harper Community College District ("Harper College") is a unit of the State of Illinois' system of public community colleges whose objective is to meet the educational needs of residents of the Village and other students seeking higher education programs and services, and as necessary, job training and retraining services. It is possible that existing or new employers operating businesses in the Project Area may, from time to time, have the need to train or retrain existing or prospective employees. The estimated project costs of the Redevelopment Program include a provision for the payment of job training and retraining. It is expected that any increases in demand for those services and facilities in furtherance of this Redevelopment Plan can be handled adequately by the existing operations of Harper College. Nonetheless, the Village intends to monitor the education and job training needs of occupants of commercial development within the Project Area, and increased demands for job training and retraining that are discovered through this process, or brought to the Village's attention, will be addressed at that time.

Cook County and Consolidation Elections
The County of Cook has principal responsibility for the protection of persons and property, the provision of public health services, the maintenance of highways within the County, and the administration of consolidated elections.

It is expected that any increases in demand for those services and facilities can be handled adequately by the existing operations of Cook County. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Cook County Forest Preserve District
The Cook County Forest Preserve District is responsible for acquisition, restoration, and management of lands for the purpose of protecting and preserving open space in the County for public education, pleasure, and recreation.

It is expected that any increases in demand for those services and facilities can be handled adequately by the existing operations of the Cook County Forest Preserve District. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Metropolitan Water Reclamation District
The Metropolitan Water Reclamation District ("MWRD") provides the main trunk lines for the collection, treatment, and disposal of wastewater from cities, villages, and towns. It is expected that any increases in demand for those services and facilities can be handled adequately by the existing operations of the MWRD. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Other Taxing Agencies
Other taxing agencies having jurisdiction within the Project Area include Suburban TB Sanitarium, Northwest Cook Mosquito Abatement, and Northwest Suburban Mass Transit Dist.

It is expected that any increases in demand for those services and facilities can be handled adequately by the existing operations of those districts. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

J. PHASING AND SCHEDULING
A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area.

It is anticipated that the Village will carefully stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes.

K. PROVISIONS FOR AMENDING REDEVELOPMENT PLAN
This Redevelopment Plan may be amended from time to time pursuant to the Act.

L. AFFIRMATIVE ACTION PLAN
The Village is committed to and will affirmatively implement the following principles with respect to the Redevelopment Plan.

1. Assure equal opportunity in all personnel and employment actions with respect to the Redevelopment Plan, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.

2. Ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

In order to implement these principles for this Redevelopment Plan, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

APPENDIX

Exhibit A

DEFINITIONS

"Act" means the *Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1, *et seq*.), as adopted by the State and amended and supplemented from time to time.

"Assessor" means the Cook County Assessor's Office.

"BCI" means Busse Consulting, Inc., an Illinois corporation.

"Certified Initial EAV" means the EAV of all taxable real property within the Project Area at the time the Village adopts the Redevelopment Plan, and which the County Clerk EAV certifies.

"County" means the County of Cook, Illinois.

"EAV" means Assessed Valuation as equalized by the State equalization factor for the County.

"Eligibility Study" means the *North Schaumburg Redevelopment Project Area Eligibility Study* prepared by Teska Associates, Inc. and dated 2013.

"Housing Impact Study" means the *Housing Impact Study for the North Schaumburg Redevelopment Plan and Project* prepared by Teska Associates, Inc. and dated 2013.

"Incremental Property Tax" or **"Incremental Property Taxes"** means the portion of property taxes estimated from EAV over and above the Certified Initial EAV as a result of Redevelopment Projects and the reassessment of land and improvements following the implementation of the Redevelopment Plan.

"Incremental Tax" or **"Incremental Taxes"** means Incremental Property Taxes and any other lawful taxes estimated to be generated within the Project Area including, but not limited to, incremental local sales taxes and incremental hotel taxes.

"Redevelopment Plan" means this report, entitled *"North Schaumburg Redevelopment Plan and Project"* dated 2013, including all exhibits contained in the Appendix.

"Project Area" means the approximately 175-acre area, which is to be redeveloped in accordance with the Redevelopment Plan and is legally described in Exhibit B, *General and Legal Description of the Project Area.*

"Redevelopment Activities and Improvements" means the various public activities and improvements that the Village may undertake in order to implement the Redevelopment Plan and stimulate private investment within the Project Area.

"Redevelopment Program" means the section of the Redevelopment Plan that contains the comprehensive program to be undertaken by the Village to accomplish the redevelopment objectives of the Village through the payment of Redevelopment Project Costs to stimulate private investment and eliminate those conditions that qualify the Project Area as a conservation area, and thereby enhance the tax bases of the taxing districts that have jurisdiction over the Project Area.

"Redevelopment Project" means any public and private development project or activity in furtherance of the Redevelopment Plan, the principal elements of which are outlined in this Redevelopment Plan.

"Redevelopment Project Costs" means the estimated redevelopment expenditures the Village expects to incur or has incurred to implement the Redevelopment Plan.

"State" means the State of Illinois.

"State Equalization Factor" means a multiplication factor issued by the Illinois Department of Revenue to the County, which is applied to assessed valuations and designed to make all real estate valuations statewide 33 and 1/3 percent of fair market value (“FMV”).

"TIF" means tax increment financing pursuant to the Act.

"Village" means the Village of Schaumburg, Illinois.

Exhibit B

LEGAL DESCRIPTION OF THE PROJECT AREA

The Project Area boundary has been carefully drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Program to be undertaken by the Village as part of this Redevelopment Plan.

Legal Description
The Project Area boundary is legally described below.

THAT PART OF SECTIONS 33, 34 AND 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO PART OF FRACTIONAL SECTIONS 1, 2 AND 3, AND PART OF SECTIONS 10, 11 AND 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, AND ALONG THE WEST LINE OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24449403, AND ALONG THE WEST LINE OF NATION PIZZA PRODUCTS CONSOLIDATION, RECORDED AS DOCUMENT 0526545054, AND ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF QUINTENS ROAD; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, TO THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 IN LAKEWOODS/KINDERCARE SUBDIVISION, RECORDED AS DOCUMENT 97958534; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1, 230 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1, SAID CORNER BEING ON THE SOUTHERLY LINE OF LOT 1 IN LAKES OF SCHAUMBURG UNIT 1, RECORDED AS DOCUMENT 88109929; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF LAKES OF SCHAUMBURG UNIT 2, RECORDED AS DOCUMENT 88479427, AND ALONG THE SOUTHEASTERLY EXTENSION OF SAID SOUTHERLY LINE, TO THE EASTERLY LINE OF PLUM GROVE ROAD; THENCE SOUTHERLY ALONG THE SAID EASTERLY LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY

ALONG SAID NORTHERLY LINE, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 0436518076; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID LAND DESCRIBED IN TRUSTEE'S DEED, 677.72 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND, 1141.72 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE, 242.93 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 713.81 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION OF SAID NORTHERLY LINE, 166.4 FEET MORE OR LESS TO THE EAST LINE OF MEACHAM ROAD; THENCE SOUTH ALONG SAID EAST LINE, 696 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE LAND CONVEYED BY QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 27219106; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE, 164 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LAND CONVEYED; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND CONVEYED, 99 FEET TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE EAST ALONG THE SOUTH LINE OF SAID LAND CONVEYED 64 FEET MORE OR LESS TO THE WEST LINE OF MEACHAM ROAD; THENCE EASTERLY 100 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 1 IN THE SHOPPES AT PRIME VILLAGE CONSOLIDATION, RECORDED AS DOCUMENT NUMBER 0713415145; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 724.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE, 400.13 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION OF SAID NORTHERLY LINE, 290.94 FEET MORE OR LESS TO THE EAST LINE OF THORNTREE LANE; THENCE SOUTHERLY ALONG SAID EAST LINE 200 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 1 IN THE SHOPPES AT PRIME VILLAGE CONSOLIDATION; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE, 290.8 FEET TO THE EAST LINE OF LOT 5 IN FIRST ADDITION TO PLUM GROVE HIGH CREST SUBDIVISION, PER TORRENS DOCUMENT 1631852; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WEST LINE OF LOT 5 IN SAID FIRST ADDITION TO PLUM GROVE HIGH CREST SUBDIVISION; THENCE SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE TO THE SOUTHERLY LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF MEACHAM ROAD; THENCE SOUTH ALONG SAID WEST LINE, 451 FEET MORE OR LESS TO THE NORTH LINE OF LOT 7 IN WALDEN INTERNATIONAL, RECORDED AS DOCUMENT 25342431; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WESTERLY LINE OF THOREAU DRIVE;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF SAID WESTERLY LINE OF THOREAU DRIVE TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD AND THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE EASTERLY LINE OF ARBOR DRIVE; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID ARBOR DRIVE, 718.55 FEET MORE OR LESS TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE WESTERLY ALONG SAID EASTERLY LINE, 673.85 FEET MORE OR LESS TO AN ANGLE POINT IN SAID EASTERLY LINE, SAID ANGLE POINT BEING ON THE MOST WESTERLY LINE OF LOT 1 IN RAMLIN ROSE ESTATES UNIT NO. 1, RECORDED AS DOCUMENT NUMBER 19394286; THENCE SOUTH ALONG SAID MOST WESTERLY LINE AND ALONG THE SOUTHERLY EXTENSION OF SAID MOST WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHWEST TOLLWAY, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY PER DOCUMENT 17512975; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE MOST EASTERLY CORNER OF SAID NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY 217.66 FEET MORE OR LESS TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE 882.87 FEET MORE OR LESS TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, 25 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, 1596.75 FEET TO THE NORTHWEST CORNER OF LOT 1 IN WINDY POINT OF SCHAUMBURG, RECORDED AS DOCUMENT 99137488; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 17361617; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED, A DISTANCE OF 2461.57 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, A DISTANCE OF 1207.84 FEET MORE OR LESS TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF LOT 18 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, RECORDED AS DOCUMENT NUMBER LR3406407; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 12.61 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 118.41 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 113.51 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE WESTERLY ALONG SAID

NORTHWESTERLY LINE, 10.00 FEET TO THE WEST LINE OF SAID LOT 18, ALSO BEING THE EAST LINE OF PLUM GROVE ROAD; THENCE SOUTH ALONG SAID EAST LINE OF PLUM GROVE ROAD, 1044.76 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 12 IN WOODFIELD BUSINESS CENTER III, RECORDED AS DOCUMENT 97768945; THENCE SOUTHWESTERLY ALONG SAID EASTERLY EXTENSION, AND ALONG SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINE OF LOT 7 IN SAID WOODFIELD BUSINESS CENTER III AND ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINES OF LOT 10 AND LOT 9 IN SAID WOODFIELD BUSINESS CENTER III, A DISTANCE OF 2305.5 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 465.44 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 331.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 401.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER BEING THE SOUTHEAST CORNER OF LOT 102 IN WOODFIELD BUSINESS CENTER TWO – EAST PHASE I, RECORDED AS DOCUMENT 26501313; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 102, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 553.87 FEET, AN ARC LENGTH OF 242.27 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 32.29 FEET TO THE SOUTHEAST CORNER OF LOT 100 IN SAID WOODFIELD BUSINESS CENTER TWO – EAST PHASE I; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 100, A DISTANCE OF 237.15 FEET TO A POINT OF CURVATURE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE LAST DESCRIBED COURSE, 96 FEET MORE OR LESS TO THE NORTHERLY LINE OF COMMERCE DRIVE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN WOODFIELD BUSINESS CENTER TWO – EAST PHASE 3, RECORDED AS DOCUMENT 87517101; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 374.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER BEING ON THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, TO THE WESTERLY LINE OF ROSELLE ROAD; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 730.62 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER

OF FRACTIONAL SECTION 2, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 200 FEET MORE OR LESS TO THE WESTERLY LINE OF PARCEL 1-A OF THE METROPOLITAN SANITARY DISTRICT EASEMENT PER DOCUMENT 26075403; THENCE EASTERLY ALONG SAID WESTERLY LINE, 812.88 FEET; THENCE SOUTH ALONG SAID WESTERLY LINE, 1334.40 FEET TO THE NORTHERLY LINE OF THE NORTHWEST TOLLWAY; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 530 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 12 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 807.41 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE EASTERLY ALONG SAID WESTERLY LINE, 381.55 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF LOT 1 IN NARCO SCHAUMBURG CENTER FOR INDUSTRY SUBDIVISION NO. 1, RECORDED AS DOCUMENT NUMBER 23971146, AND ALONG THE WESTERLY LINE OF LOT 10 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730, A DISTANCE OF 841.73 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID LOT 10; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 264 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, SAID NORTHWEST CORNER BEING ON THE SOUTHERLY LINE OF LOT 3 IN LANGE’S SUBDIVISION OF LOT 4 OF BRIESKE’S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 420.75 FEET TO THE POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS

EXHIBIT C

ELIGIBLE AND ESTIMATED REDEVELOPMENT PROJECT COSTS
NORTH SCHAUMBURG
REDEVELOPMENT PROJECT AREA

TIF Eligible Redevelopment Costs

Expense Categories	Budget
Property assembly, acquisition of land, demolition of buildings, site preparation and site improvements	$139,821,921
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	$ 76,891,401
Rehabilitation, reconstruction, façade improvements, repair or remodeling of existing public or private buildings and fixtures	$ 25,630,467
Streetscape improvements, including but not limited to: landscaping, signs, street furniture, trash receptacles, bike racks, banners, bollards, grading and detention	$ 24,250,000
Development financing costs, interest costs, taxing districts eligible reimbursement and capital costs	$ 153,782,803
Environmental remediation	$ 5,000,000
Road, utility improvements, including but not limited to: sidewalks, new repaved or reconstructed roads; road or intersection widening; streetlights; water, sewer, floodplain and wetland mitigation, stormwater replacements or improvements, bridges,	$ 87,232,750
Relocation assistance	$ 100,000
Total Estimated Project Costs	**$ 512,709,343**

1. Capital costs of taxing districts may include paying for or reimbursing (i) an elementary, secondary, or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. These costs are subject to actual needs caused by to be-defined future development, and are in addition to Total Estimated Redevelopment Project Costs. The Village and impacted taxing districts will

estimate potential impacts of proposed developments, and monitor actual impacts during construction and following occupancy. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay, or reimburse, all or a portion of a taxing agency's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

2. Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Estimated Redevelopment Project Costs.

3. The amount of the Total Estimated Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, and will not be reduced by the amount of redevelopment project costs incurred by the Project Area that are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

4. Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

5. Over the lifetime of the TIF, redevelopment project costs may fluctuate and necessitate a change to the individual line items; however, such changes will not result in an increase of the total estimated project costs. Such modifications may be made without further amendment to this Plan so long as there is not an overall increase in the total estimated project costs.

Additional funding sources from other sources such as federal, State, County, or local grant funds may be utilized to supplement the Village's ability to finance Redevelopment Project Costs identified above.

ELIGIBLE REDEVELOPMENT PROJECT COSTS
NORTH SCHAUMBURG REDEVELOPMENT PROJECT AREA

Pursuant to the Act, *"**Redevelopment project costs** mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following [underline added]:*

(1) Costs <u>of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan</u> including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based

on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

(1.5) After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

(1.6) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

(2) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

(3) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

(4) Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the

need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

(5) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;

(6) Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

(7) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.

(7.5) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
(i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts with a district average 1995-96 Per Capita Tuition

Charge of less than $5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

(B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than $5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

(C) For any school district in a municipality with a population in excess of 1,000,000, the following restrictions shall apply to the reimbursement of increased costs under this paragraph (7.5):

(i) no increased costs shall be reimbursed unless the school district certifies that each of the schools affected by the assisted housing project is at or over its student capacity;

(ii) the amount reimbursable shall be reduced by the value of any land donated to the school district by the municipality or developer, and by the value of any physical improvements made to the schools by the municipality or developer; and

(iii) the amount reimbursed may not affect amounts otherwise obligated by the terms of any bonds, notes, or other funding instruments, or the terms of any redevelopment agreement.

Any school district seeking payment under this paragraph (7.5) shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.5). By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

(7.7) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005 (the effective date of Public Act 93-961), a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph (7.7) applies only if (i) the library district is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph (7.7) shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed $120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph (7.7) shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Tax Allocation Fund.

A library district is not eligible for any payment under this paragraph (7.7) unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph (7.7) shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.7). By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

(8) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);

(9) Payment in lieu of taxes;

(10) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

(11) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

(A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;

(B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

(D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act; and

(E) the cost limits set forth in subparagraphs (B) and (D) of paragraph (11) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) of paragraph (11).

(F) Instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (11), as modified by this subparagraph, and notwithstanding any other provisions of this Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under this Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing.

The eligible costs provided under this subparagraph (F) of paragraph (11) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F) of paragraph (11). The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households.

As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

(11.5) If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county, or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

(12) Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

(13) After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by this Act."

EXHIBIT D

2012 ESTIMATED INITIAL EAV BY PARCEL
NORTH SCHAUMBURG
REDEVELOPMENT PROJECT AREA

Source: Cook County, IL

PROPERTY NUMBER	2012 EQUL. VALUATION
07-01-101-005-0000	$183,060
07-01-101-007-0000	$6,122,793
07-01-101-008-0000	$6,780,044
07-01-101-009-0000	$108,262
07-01-200-058-0000	$1,312,112
07-01-200-061-0000	$29,986
07-01-200-062-0000	$54,165
07-01-200-063-0000	$54,165
07-01-200-064-0000	$52,543
07-01-200-065-0000	$52,543
07-01-200-066-0000	$51,320
07-01-200-067-0000	$51,320
07-01-200-068-0000	$51,587
07-01-200-069-0000	$51,587
07-01-200-070-0000	$55,820
07-01-200-071-0000	$51,362
07-01-200-072-0000	$41,296
07-01-200-073-0000	$54,213
07-01-200-074-0000	$52,807
07-01-200-075-0000	$51,362
07-01-200-076-0000	$51,587
07-01-200-077-0000	$54,213
07-01-200-078-0000	$51,320
07-01-200-079-0000	$54,213
07-01-200-080-0000	$51,320
07-01-200-081-0000	$51,320
07-01-200-082-0000	$51,320
07-01-200-083-0000	$55,893
07-01-200-084-0000	$54,165
07-01-200-085-0000	$54,213
07-01-200-086-0000	$54,213
07-01-200-087-0000	$54,213
07-01-200-088-0000	$51,362
07-01-200-089-0000	$51,587
07-01-200-090-0000	$51,362

PROPERTY NUMBER	2012 EQUL. VALUATION
07-01-200-091-0000	$51,320
07-01-200-092-0000	$51,362
07-01-200-093-0000	$51,320
07-01-200-094-0000	$55,820
07-01-200-095-0000	$54,165
07-01-200-096-0000	$54,213
07-01-200-097-0000	$53,281
07-01-200-098-0000	$54,213
07-01-200-099-0000	$51,320
07-01-200-100-0000	$54,165
07-01-200-101-0000	$51,320
07-01-200-102-0000	$51,039
07-01-200-103-0000	$55,893
07-01-200-104-0000	$51,320
07-01-200-105-0000	$51,320
07-01-200-106-0000	$51,320
07-01-200-107-0000	$51,320
07-01-200-108-0000	$51,320
07-01-200-109-0000	$54,165
07-01-200-110-0000	$51,320
07-01-200-111-0000	$48,296
07-01-200-112-0000	$8,883
07-01-200-114-0000	$84,328
07-12-101-016-0000	$4,052,846
07-12-101-017-0000	$2,670,143
07-12-101-018-0000	$2,515,265
07-12-101-019-0000	$353,576
07-12-101-022-0000	$8,695
07-12-101-023-0000	$84,816
07-12-101-024-0000	$44,101
07-12-101-029-0000	$-
07-12-101-007-0000	$11
07-12-200-009-1001	$27,052
07-12-200-009-1002	$27,052
07-12-200-009-1003	$20,747
07-12-200-009-1004	$19,695
07-12-200-009-1005	$26,524
07-12-200-009-1006	$24,953
07-12-200-009-1007	$20,747
07-12-200-009-1008	$19,695
07-12-200-009-1009	$26,524
07-12-200-009-1010	$24,953
07-12-200-009-1011	$29,680
07-12-200-009-1012	$28,101

07-12-200-009-1013	$16,542

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-009-1014	$19,695
07-12-200-009-1015	$21,794
07-12-200-009-1016	$19,695
07-12-200-009-1017	$27,576
07-12-200-009-1018	$29,122
07-12-200-009-1019	$21,794
07-12-200-009-1020	$19,695
07-12-200-009-1021	$27,576
07-12-200-009-1022	$24,953
07-12-200-009-1023	$27,052
07-12-200-009-1024	$27,052
07-12-200-009-1025	$17,066
07-12-200-009-1026	$19,695
07-12-200-009-1027	$29,156
07-12-200-009-1028	$19,695
07-12-200-009-1029	$32,306
07-12-200-009-1030	$19,695
07-12-200-009-1031	$28,101
07-12-200-009-1032	$29,156
07-12-200-009-1033	$21,794
07-12-200-009-1034	$29,156
07-12-200-009-1035	$21,794
07-12-200-009-1036	$20,747
07-12-200-009-1037	$19,695
07-12-200-009-1038	$26,524
07-12-200-009-1039	$24,953
07-12-200-009-1040	$20,747
07-12-200-009-1041	$19,695
07-12-200-009-1042	$26,524
07-12-200-009-1043	$24,953
07-12-200-009-1044	$29,680
07-12-200-009-1045	$28,101
07-12-200-009-1046	$14,971
07-12-200-009-1047	$19,695
07-12-200-009-1048	$19,695
07-12-200-009-1049	$19,695
07-12-200-009-1050	$24,953
07-12-200-009-1051	$24,953
07-12-200-009-1052	$19,695
07-12-200-009-1053	$19,695
07-12-200-009-1054	$24,953

07-12-200-009-1055	$24,953
07-12-200-009-1056	$27,052

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-009-1057	$27,052
07-12-200-009-1058	$15,495
07-12-200-009-1059	$19,695
07-12-200-009-1060	$26,524
07-12-200-009-1061	$19,695
07-12-200-009-1062	$29,680
07-12-200-009-1063	$19,695
07-12-200-009-1064	$28,101
07-12-200-009-1065	$26,524
07-12-200-009-1066	$19,695
07-12-200-009-1067	$26,524
07-12-200-009-1068	$19,695
07-12-200-009-1069	$20,747
07-12-200-009-1070	$19,695
07-12-200-009-1071	$26,524
07-12-200-009-1072	$24,953
07-12-200-009-1073	$20,747
07-12-200-009-1074	$19,695
07-12-200-009-1075	$26,524
07-12-200-009-1076	$24,953
07-12-200-009-1077	$29,680
07-12-200-009-1078	$28,101
07-12-200-009-1079	$25,475
07-12-200-009-1080	$15,232
07-12-200-009-1081	$20,220
07-12-200-009-1082	$20,220
07-12-200-009-1083	$20,220
07-12-200-009-1084	$26,005
07-12-200-009-1085	$26,005
07-12-200-009-1086	$20,220
07-12-200-009-1087	$20,220
07-12-200-009-1088	$26,005
07-12-200-009-1089	$26,005
07-12-200-009-1090	$26,005
07-12-200-009-1091	$22,843
07-12-200-009-1092	$15,753
07-12-200-009-1093	$20,220
07-12-200-009-1094	$27,052
07-12-200-009-1095	$20,220
07-12-200-009-1096	$30,730

07-12-200-009-1097	$20,220
07-12-200-009-1098	$29,156
07-12-200-009-1099	$27,576

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-009-1100	$20,220
07-12-200-009-1101	$27,576
07-12-200-009-1102	$20,220
07-12-200-009-1103	$25,475
07-12-200-009-1104	$23,898
07-12-200-009-1105	$14,971
07-12-200-009-1106	$19,695
07-12-200-009-1107	$19,695
07-12-200-009-1108	$19,695
07-12-200-009-1109	$24,953
07-12-200-009-1110	$27,576
07-12-200-009-1111	$19,695
07-12-200-009-1112	$19,695
07-12-200-009-1113	$24,953
07-12-200-009-1114	$24,953
07-12-200-009-1115	$28,101
07-12-200-009-1116	$28,101
07-12-200-009-1117	$16,542
07-12-200-009-1118	$19,695
07-12-200-009-1119	$27,576
07-12-200-009-1120	$19,695
07-12-200-009-1121	$30,730
07-12-200-009-1122	$19,695
07-12-200-009-1123	$27,576
07-12-200-009-1124	$27,576
07-12-200-009-1125	$19,695
07-12-200-009-1126	$27,576
07-12-200-009-1127	$19,695
07-12-200-009-1128	$19,695
07-12-200-009-1129	$19,695
07-12-200-009-1130	$24,953
07-12-200-009-1131	$24,953
07-12-200-009-1132	$19,695
07-12-200-009-1133	$19,695
07-12-200-009-1134	$24,953
07-12-200-009-1135	$24,953
07-12-200-009-1136	$27,052
07-12-200-009-1137	$27,052
07-12-200-009-1138	$14,971

07-12-200-009-1139	$19,695
07-12-200-009-1140	$19,695
07-12-200-009-1141	$19,695
07-12-200-009-1142	$24,953

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-009-1143	$24,953
07-12-200-009-1144	$19,695
07-12-200-009-1145	$19,695
07-12-200-009-1146	$24,953
07-12-200-009-1147	$24,953
07-12-200-009-1148	$28,101
07-12-200-009-1149	$28,101
07-12-200-009-1150	$14,971
07-12-200-009-1151	$19,695
07-12-200-009-1152	$24,953
07-12-200-009-1153	$19,695
07-12-200-009-1154	$28,101
07-12-200-009-1155	$19,695
07-12-200-009-1156	$28,101
07-12-200-009-1157	$24,953
07-12-200-009-1158	$19,695
07-12-200-009-1159	$24,953
07-12-200-009-1160	$19,695
07-12-200-009-1161	$19,695
07-12-200-009-1162	$19,695
07-12-200-009-1163	$24,953
07-12-200-009-1164	$24,953
07-12-200-009-1165	$19,695
07-12-200-009-1166	$19,695
07-12-200-009-1167	$24,953
07-12-200-009-1168	$24,953
07-12-200-009-1169	$27,052
07-12-200-009-1170	$27,052
07-12-200-009-1171	$25,475
07-12-200-009-1172	$15,232
07-12-200-009-1173	$20,220
07-12-200-009-1174	$20,220
07-12-200-009-1175	$20,220
07-12-200-009-1176	$26,005
07-12-200-009-1177	$26,005
07-12-200-009-1178	$20,220
07-12-200-009-1179	$20,220
07-12-200-009-1180	$26,005

07-12-200-009-1181	$26,005
07-12-200-009-1182	$29,156
07-12-200-009-1183	$29,156
07-12-200-009-1184	$15,232
07-12-200-009-1185	$20,220

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-009-1186	$26,005
07-12-200-009-1187	$20,220
07-12-200-009-1188	$29,156
07-12-200-009-1189	$20,220
07-12-200-009-1190	$29,156
07-12-200-009-1191	$26,005
07-12-200-009-1192	$20,220
07-12-200-009-1193	$26,005
07-12-200-009-1194	$20,220
07-12-200-009-1195	$20,220
07-12-200-009-1196	$20,220
07-12-200-009-1197	$26,005
07-12-200-009-1198	$26,005
07-12-200-009-1199	$20,220
07-12-200-009-1200	$20,220
07-12-200-009-1201	$26,005
07-12-200-009-1202	$26,005
07-12-200-009-1203	$28,101
07-12-200-009-1204	$28,101
07-12-200-009-1205	$1,192
07-12-200-009-1207	$1,192
07-12-200-009-1208	$1,192
07-12-200-009-1209	$1,192
07-12-200-009-1210	$1,192
07-12-200-009-1211	$1,192
07-12-200-009-1212	$1,192
07-12-200-009-1213	$1,192
07-12-200-009-1214	$1,192
07-12-200-009-1215	$1,192
07-12-200-009-1216	$1,192
07-12-200-009-1217	$1,192
07-12-200-009-1221	$1,192
07-12-200-009-1224	$1,192
07-12-200-009-1225	$1,192
07-12-200-009-1226	$1,192
07-12-200-010-0000	$1,602
07-12-200-011-0000	$4,045,016

07-12-200-012-0000	$338,465
07-12-200-013-1001	$47,168
07-12-200-013-1002	$47,168
07-12-200-013-1003	$54,746
07-12-200-013-1004	$37,679
07-12-200-013-1005	$37,679

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-013-1006	$37,679
07-12-200-013-1007	$37,679
07-12-200-013-1008	$47,168
07-12-200-013-1009	$37,679
07-12-200-013-1010	$47,168
07-12-200-013-1011	$47,168
07-12-200-013-1012	$37,679
07-12-200-013-1013	$37,679
07-12-200-013-1014	$35,808
07-12-200-013-1015	$28,645
07-12-200-013-1016	$21,342
07-12-200-013-1017	$23,528
07-12-200-013-1018	$33,171
07-12-200-013-1019	$33,171
07-12-200-013-1020	$21,342
07-12-200-013-1021	$23,528
07-12-200-013-1022	$33,171
07-12-200-013-1023	$33,171
07-12-200-013-1024	$32,483
07-12-200-013-1025	$35,808
07-12-200-013-1026	$15,765
07-12-200-013-1027	$21,342
07-12-200-013-1028	$23,528
07-12-200-013-1029	$23,528
07-12-200-013-1030	$30,084
07-12-200-013-1031	$33,171
07-12-200-013-1032	$23,528
07-12-200-013-1033	$23,528
07-12-200-013-1034	$33,171
07-12-200-013-1035	$33,171
07-12-200-013-1036	$35,808
07-12-200-013-1037	$35,808
07-12-200-013-1038	$15,765
07-12-200-013-1039	$21,342
07-12-200-013-1040	$30,090
07-12-200-013-1041	$21,342

07-12-200-013-1042	$32,483
07-12-200-013-1043	$21,342
07-12-200-013-1044	$32,483
07-12-200-013-1045	$33,171
07-12-200-013-1046	$23,528
07-12-200-013-1047	$33,171
07-12-200-013-1048	$23,528

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-013-1049	$21,342
07-12-200-013-1050	$23,528
07-12-200-013-1051	$30,090
07-12-200-013-1052	$33,171
07-12-200-013-1053	$21,342
07-12-200-013-1054	$23,528
07-12-200-013-1055	$33,171
07-12-200-013-1056	$33,171
07-12-200-013-1057	$35,808
07-12-200-013-1058	$35,808
07-12-200-013-1059	$15,765
07-12-200-013-1060	$23,528
07-12-200-013-1061	$23,528
07-12-200-013-1062	$23,528
07-12-200-013-1063	$33,171
07-12-200-013-1064	$33,171
07-12-200-013-1065	$23,528
07-12-200-013-1066	$21,342
07-12-200-013-1067	$33,171
07-12-200-013-1068	$33,171
07-12-200-013-1069	$35,808
07-12-200-013-1070	$35,808
07-12-200-013-1071	$15,765
07-12-200-013-1072	$23,528
07-12-200-013-1073	$30,090
07-12-200-013-1074	$21,342
07-12-200-013-1075	$32,483
07-12-200-013-1076	$21,342
07-12-200-013-1077	$32,483
07-12-200-013-1078	$30,090
07-12-200-013-1079	$23,528
07-12-200-013-1080	$33,171
07-12-200-013-1081	$23,528
07-12-200-013-1082	$21,342
07-12-200-013-1083	$23,528

07-12-200-013-1084	$30,090
07-12-200-013-1085	$33,171
07-12-200-013-1086	$21,342
07-12-200-013-1087	$23,528
07-12-200-013-1088	$33,171
07-12-200-013-1089	$33,171
07-12-200-013-1090	$32,483
07-12-200-013-1091	$35,808

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-013-1092	$24,125
07-12-200-013-1093	$15,765
07-12-200-013-1094	$23,528
07-12-200-013-1095	$23,528
07-12-200-013-1096	$23,528
07-12-200-013-1097	$33,171
07-12-200-013-1098	$33,171
07-12-200-013-1099	$23,528
07-12-200-013-1100	$23,528
07-12-200-013-1101	$33,171
07-12-200-013-1102	$33,171
07-12-200-013-1103	$20,641
07-12-200-013-1104	$20,641
07-12-200-013-1105	$15,765
07-12-200-013-1106	$21,342
07-12-200-013-1107	$30,090
07-12-200-013-1108	$21,342
07-12-200-013-1109	$32,483
07-12-200-013-1110	$21,342
07-12-200-013-1111	$32,483
07-12-200-013-1112	$30,090
07-12-200-013-1113	$21,342
07-12-200-013-1114	$30,090
07-12-200-013-1115	$23,528
07-12-200-013-1116	$21,825
07-12-200-013-1117	$21,825
07-12-200-013-1118	$32,483
07-12-200-013-1119	$32,483
07-12-200-013-1120	$15,765
07-12-200-013-1121	$21,342
07-12-200-013-1122	$21,342
07-12-200-013-1123	$23,528
07-12-200-013-1124	$33,171
07-12-200-013-1125	$33,171

07-12-200-013-1126	$23,528
07-12-200-013-1127	$23,528
07-12-200-013-1128	$33,171
07-12-200-013-1129	$33,171
07-12-200-013-1130	$35,808
07-12-200-013-1131	$32,483
07-12-200-013-1132	$15,765
07-12-200-013-1133	$21,342
07-12-200-013-1134	$30,090

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-013-1135	$23,528
07-12-200-013-1136	$35,808
07-12-200-013-1137	$23,528
07-12-200-013-1138	$32,483
07-12-200-013-1139	$30,090
07-12-200-013-1140	$23,528
07-12-200-013-1141	$30,090
07-12-200-013-1142	$23,528
07-12-200-013-1143	$23,528
07-12-200-013-1144	$23,528
07-12-200-013-1145	$33,171
07-12-200-013-1146	$33,171
07-12-200-013-1147	$23,528
07-12-200-013-1148	$23,528
07-12-200-013-1149	$33,171
07-12-200-013-1150	$30,090
07-12-200-013-1151	$32,483
07-12-200-013-1152	$32,483
07-12-200-013-1153	$15,765
07-12-200-013-1154	$23,528
07-12-200-013-1155	$23,528
07-12-200-013-1156	$21,342
07-12-200-013-1157	$30,090
07-12-200-013-1158	$33,171
07-12-200-013-1159	$23,528
07-12-200-013-1160	$23,528
07-12-200-013-1161	$33,171
07-12-200-013-1162	$33,171
07-12-200-013-1163	$32,483
07-12-200-013-1164	$32,483
07-12-200-013-1165	$15,765
07-12-200-013-1166	$21,339
07-12-200-013-1167	$30,090

07-12-200-013-1168	$21,342
07-12-200-013-1169	$32,483
07-12-200-013-1170	$23,528
07-12-200-013-1171	$32,483
07-12-200-013-1172	$30,090
07-12-200-013-1173	$23,528
07-12-200-013-1174	$33,171
07-12-200-013-1175	$21,342
07-12-200-013-1176	$23,528
07-12-200-013-1177	$23,528

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-013-1178	$33,171
07-12-200-013-1179	$33,171
07-12-200-013-1180	$23,528
07-12-200-013-1181	$23,528
07-12-200-013-1182	$33,171
07-12-200-013-1183	$33,171
07-12-200-013-1184	$35,808
07-12-200-013-1185	$35,808
07-12-200-013-1186	$24,125
07-12-200-013-1187	$15,765
07-12-200-013-1188	$23,528
07-12-200-013-1189	$23,528
07-12-200-013-1190	$21,342
07-12-200-013-1191	$33,171
07-12-200-013-1192	$33,171
07-12-200-013-1193	$23,528
07-12-200-013-1194	$23,528
07-12-200-013-1195	$33,171
07-12-200-013-1196	$33,171
07-12-200-013-1197	$20,641
07-12-200-013-1198	$18,725
07-12-200-013-1199	$15,765
07-12-200-013-1200	$23,528
07-12-200-013-1201	$33,171
07-12-200-013-1202	$21,342
07-12-200-013-1203	$35,808
07-12-200-013-1204	$23,528
07-12-200-013-1205	$32,483
07-12-200-013-1206	$33,171
07-12-200-013-1207	$23,528
07-12-200-013-1208	$33,171
07-12-200-013-1209	$23,528

07-12-200-013-1210	$21,342
07-12-200-013-1211	$23,528
07-12-200-013-1212	$30,090
07-12-200-013-1213	$33,171
07-12-200-013-1214	$23,528
07-12-200-013-1215	$23,528
07-12-200-013-1216	$33,171
07-12-200-013-1217	$33,171
07-12-200-013-1218	$35,808
07-12-200-013-1219	$32,483
07-12-201-013-0000	$586,362
07-12-201-014-0000	$-

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-201-014-0000	$3,210,095
07-12-201-015-0000	$830,300
07-12-201-016-0000	$3,321,856
07-12-201-018-0000	$3,197,812
07-12-201-021-1001	$22,170
07-12-201-021-1002	$24,372
07-12-201-021-1003	$22,170
07-12-201-021-1004	$22,170
07-12-201-021-1005	$28,870
07-12-201-021-1006	$28,870
07-12-201-021-1007	$22,170
07-12-201-021-1008	$16,079
07-12-201-021-1009	$16,079
07-12-201-021-1010	$22,170
07-12-201-021-1011	$22,170
07-12-201-021-1012	$22,170
07-12-201-021-1013	$24,372
07-12-201-021-1014	$22,170
07-12-201-021-1015	$22,170
07-12-201-021-1016	$28,870
07-12-201-021-1017	$28,870
07-12-201-021-1018	$28,870
07-12-201-021-1019	$16,079
07-12-201-021-1020	$16,079
07-12-201-021-1021	$22,170
07-12-201-021-1022	$22,170
07-12-201-021-1023	$22,170
07-12-201-021-1024	$24,372
07-12-201-021-1025	$22,170
07-12-201-021-1026	$22,170

07-12-201-021-1027	$28,870
07-12-201-021-1028	$28,870
07-12-201-021-1029	$28,870
07-12-201-021-1030	$16,079
07-12-201-021-1031	$16,079
07-12-201-021-1032	$22,170
07-12-201-021-1033	$22,170
07-12-201-021-1034	$22,170
07-12-201-021-1035	$19,496
07-12-201-021-1036	$22,170
07-12-201-021-1037	$22,170
07-12-201-021-1038	$28,870
07-12-201-021-1039	$28,870

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-201-021-1040	$22,170
07-12-201-021-1041	$16,082
07-12-201-021-1042	$16,082
07-12-201-021-1043	$22,170
07-12-201-021-1044	$22,170
07-12-201-021-1045	$22,170
07-12-201-021-1046	$24,372
07-12-201-021-1047	$22,170
07-12-201-021-1048	$22,170
07-12-201-021-1049	$28,870
07-12-201-021-1050	$28,870
07-12-201-021-1051	$28,870
07-12-201-021-1052	$16,079
07-12-201-021-1053	$16,079
07-12-201-021-1054	$22,170
07-12-201-021-1055	$22,170
07-12-201-021-1056	$22,170
07-12-201-021-1057	$24,372
07-12-201-021-1058	$22,170
07-12-201-021-1059	$22,170
07-12-201-021-1060	$28,870
07-12-201-021-1061	$28,870
07-12-201-021-1062	$28,870
07-12-201-021-1063	$16,079
07-12-201-021-1064	$16,079
07-12-201-021-1065	$22,170
07-12-201-021-1066	$22,170
07-12-201-021-1067	$22,170
07-12-201-021-1068	$24,372

07-12-201-021-1069	$22,170
07-12-201-021-1070	$22,170
07-12-201-021-1071	$28,870
07-12-201-021-1072	$28,870
07-12-201-021-1073	$22,170
07-12-201-021-1074	$16,079
07-12-201-021-1075	$16,079
07-12-201-021-1076	$22,170
07-12-201-021-1077	$22,170
07-12-201-021-1078	$22,170
07-12-201-021-1079	$24,372
07-12-201-021-1080	$22,170
07-12-201-021-1081	$22,170
07-12-201-021-1082	$28,870

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-201-021-1083	$23,096
07-12-201-021-1084	$28,870
07-12-201-021-1085	$16,079
07-12-201-021-1086	$16,079
07-12-201-021-1087	$22,170
07-12-201-021-1088	$22,170
07-12-201-021-1089	$22,170
07-12-201-021-1090	$24,372
07-12-201-021-1091	$17,734
07-12-201-021-1092	$22,170
07-12-201-021-1093	$28,870
07-12-201-021-1094	$28,870
07-12-201-021-1095	$28,870
07-12-201-021-1096	$16,079
07-12-201-021-1097	$16,079
07-12-201-021-1098	$22,170
07-12-201-021-1099	$22,170
07-12-202-007-0000	$5,089,431

Motorola

02-34-300-068-0000	$3,932,444
02-34-400-015-0000	$26,645,193
07-01-100-003-0000	$9,312,247
07-02-201-008-0000	$11,570,558
07-11-201-016-0000	$14,832,034
07-12-100-007-0000	$836
07-12-100-008-0000	$2,253
07-12-100-010-0000	$9,735,182

Unincorporated along Algonquin Road
02-35-305-003-0000 $ -
02-35-305-025-0000 $88,545
02-35-305-036-0000 $174,643
02-35-305-037-0000 $49,379

Shoppes at Prime Village on Algonquin Road
02-35-305-045-0000 $3,872,800

Wendy's
02-35-305-021-0000 $347,412

PROPERTY NUMBER	2012 EQUL. VALUATION

Tollway Frontage
07-11-201-005-0000 $30,578
07-12-100-012-0000 $8,591
07-12-101-005-0000 $10,653
07-12-202-004-0000 $44,006

International Village
02-34-400-020-0000 $12,849,648
02-34-400-009-0000 $2744

Discovery Office Park
02-34-301-001-0000 $2,057,731
02-34-301-002-0000 $2,082,824
02-34-301-003-0000 $2,038,498

Schaumburg Atrium Center
02-34-102-053-0000 $1,052,888
02-34-102-054-0000 $1,066,131
02-34-102-055-0000 $1,069,150
02-34-102-056-0000 $1,100,881

Lakewoods Corporate Center
02-34-102-066-0000 $139,938
02-34-102-067-0000 $3,234,088

Tollway Industrial Park
02-34-300-011-0000 $1,021,132
02-34-300-066-1013 $90,694
02-34-300-065-0000 $246,464
02-34-300-042-0000 $240,892

02-34-300-062-0000	$301,602
02-34-300-063-0000	$429,013
02-34-300-050-0000	$558,803
02-34-300-022-0000	$536,142
02-34-300-037-0000	$492,927
02-34-300-029-0000	$250,748
02-34-300-030-0000	$192,885
02-34-300-055-0000	$346,312
02-34-300-043-0000	$509,110
02-34-300-044-0000	$690,323
02-34-300-017-0000	$23,993

PROPERTY NUMBER	2012 EQUL. VALUATION
07-02-100-004-0000	$1,110,487
07-02-100-006-0000	$1,497,150
07-02-100-007-0000	$1,584,457
07-11-101-005-0000	$ -
07-02-100-005-0000	$1,838,145
07-02-100-003-0000	$-
02-34-300-016-0000	$-
02-34-300-033-0000	$1,974,250
02-34-401-019-0000	$-
02-34-401-030-0000	$633,676
02-34-401-031-0000	$51,062
02-34-401-017-0000	$929,751
02-34-401-016-0000	$1,598,766
02-34-401-015-0000	$571,776
02-34-401-014-0000	$1,469,500
02-34-401-029-0000	$2,231,700
02-34-401-028-0000	$543,582
02-34-401-020-0000	$-
02-34-300-058-0000	$1,219,373
02-34-300-059-0000	$863,384
02-34-300-051-0000	$393,045
02-34-300-040-0000	$1,584,126
02-34-300-048-0000	$1,393,401
02-34-300-056-0000	$266,944
02-34-300-057-0000	$161,243
02-34-300-054-0000	$1,968,336
02-34-300-019-0000	$2,466,510
02-34-300-069-0000	$1,021,435
02-34-300-053-0000	$1,700,889
02-34-300-060-0000	$1,069,983

Medieval Times/Archdiocese

02-33-302-003-0000	$11,626
07-03-200-018-0000	$3,955,980
07-03-200-020-0000	$614
07-10-201-005-0000	$-
07-10-200-007-0000	$320
07-03-201-004-0000	$18,214
07-03-201-003-0000	$-
07-03-201-005-0000	$3,297
07-02-100-008-0000	$7,743
07-11-100-006-0000	$-
07-11-100-007-0000	$-

PROPERTY NUMBER	2012 EQUL. VALUATION
07-03-200-015-0000	$89,667
07-03-200-010-0000	$164,217
07-03-200-013-0000	$701,537
07-03-200-019-0000	$369,152
07-10-200-009-0000	$27,700

Woodfield Business Center

07-11-100-009-0000	$1,157,304
07-11-100-010-0000	$242,415
07-11-102-010-0000	$130,270
07-11-102-011-0000	$199,203
07-11-102-012-0000	$145,406
07-11-102-014-0000	$198,822
07-11-102-015-0000	$184,261
07-11-102-016-0000	$82,751
07-11-102-018-0000	$250,933
07-11-103-011-0000	$312,928
07-11-103-012-0000	$168,429
07-11-103-013-0000	$-
07-11-102-013-0000	$908,863
07-11-101-003-0000	$19,016
07-11-100-003-0000	$45,361
07-10-201-003-0000	$44,761

Total TIF Project Area EAV $213,676,423

EXHIBIT E

ELIGIBILITY STUDY
NORTH SCHAUMBURG
REDEVELOPMENT PLAN AND PROJECT

NORTH SCHAUMBURG REDEVELOPMENT PLAN
TAX INCREMENT FINANCING
ELIGIBILITY STUDY

VILLAGE OF SCHAUMBURG, ILLINOIS

Al Larson, Village President

Prepared for the
Village of Schaumburg

Originally Prepared by:
Busse Consulting, Inc.

January 2009

Amended by:
Teska Associates, Inc.

FINAL January, 2014

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EXECUTIVE SUMMARY



In 2009, an eligibility analysis was conducted for an approximately 175-acre area located in the northeast portion of the Village of Schaumburg (the "Village"), and generally bounded by Algonquin Road (IL Route 62) on the north, the Jane Addams Memorial (Northwest) Toll Road (I-90) on the south, Meacham Road on the west and Arbor Drive on the east (the "Project Area"). Based on that eligibility analysis (performed by Busse Consulting, Inc.), the Village approved the STAR LINE / T.O.D. Redevelopment Project and Plan, which was eventually dissolved in 2011 due to decreasing property values. In 2012, the Village retained Teska Associates, Inc. to reevaluate an expanded study area, including the original study area, the Motorola campus immediately west of the original Project Area, the Shoppes at Prime Village north of the original Project Area, the International Village apartments north of the Motorola campus, the Tollway Industrial Park west of the Motorola campus, the Schaumburg Atrium Center/Discover Office Park/Lakewoods Corporate Center north of Algonquin Road between Plum Grove Road and Quentin Road, the Woodfield Business Center south of the Tollway, and the potential Sunstar development and Medieval Times at the northwest corner of Roselle Road and the Tollway. The expanded project area contains a total of 156 buildings on 714 parcels, including approximately 1,070 acres in area.

Over the past 20 years the Village has carefully planned for the improvement of this section of the Village for purposes of strengthening its long term viability, and expanding its tax base. In 2008, the Village completed the STAR Line Transit Oriented Development District Plan ("T.O.D. Plan"), and updated and expanded this plan in 2013, now referred to as the "North Schaumburg Concept Plan," which serves as a planning document for guiding future development within the proposed TIF area.

To address blighting conditions that weaken the Village's tax base and prevent the Project Area from developing in accordance with Village goals and objectives, the Village desires to (1) adopt a redevelopment plan and project to stimulate the comprehensive redevelopment of the Project Area, (2) designate the Project Area

as a redevelopment project area, and (3) adopt the use of tax increment financing ("TIF") all in accordance with the *Illinois Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1, et seq.) as amended (the "Act").

The Village has engaged the community planning and economic development consulting firm of Teska Associates, Inc. ("Teska") to review and revise the original eligibility study and conduct surveys and analyses of the expanded Project Area in order to determine whether existing conditions within the Project Area are sufficient to classify all or portions of the Project Area as a "blighted area," "conservation area," or a combination thereof according to the Act. This report entitled, *North Schaumburg Redevelopment Project Area Eligibility Study* (the "Eligibility Study") documents conditions that qualify the Project Area for possible designation as a redevelopment project area pursuant to the Act. This Eligibility Study, together with the *North Schaumburg Redevelopment Plan and Program* (the "Plan"), to which this Eligibility Study is incorporated as "EXHIBIT E ," serves as the basis for the Village determining whether all or a portion of the Project Area qualifies for designation as a redevelopment project area according to the Act.

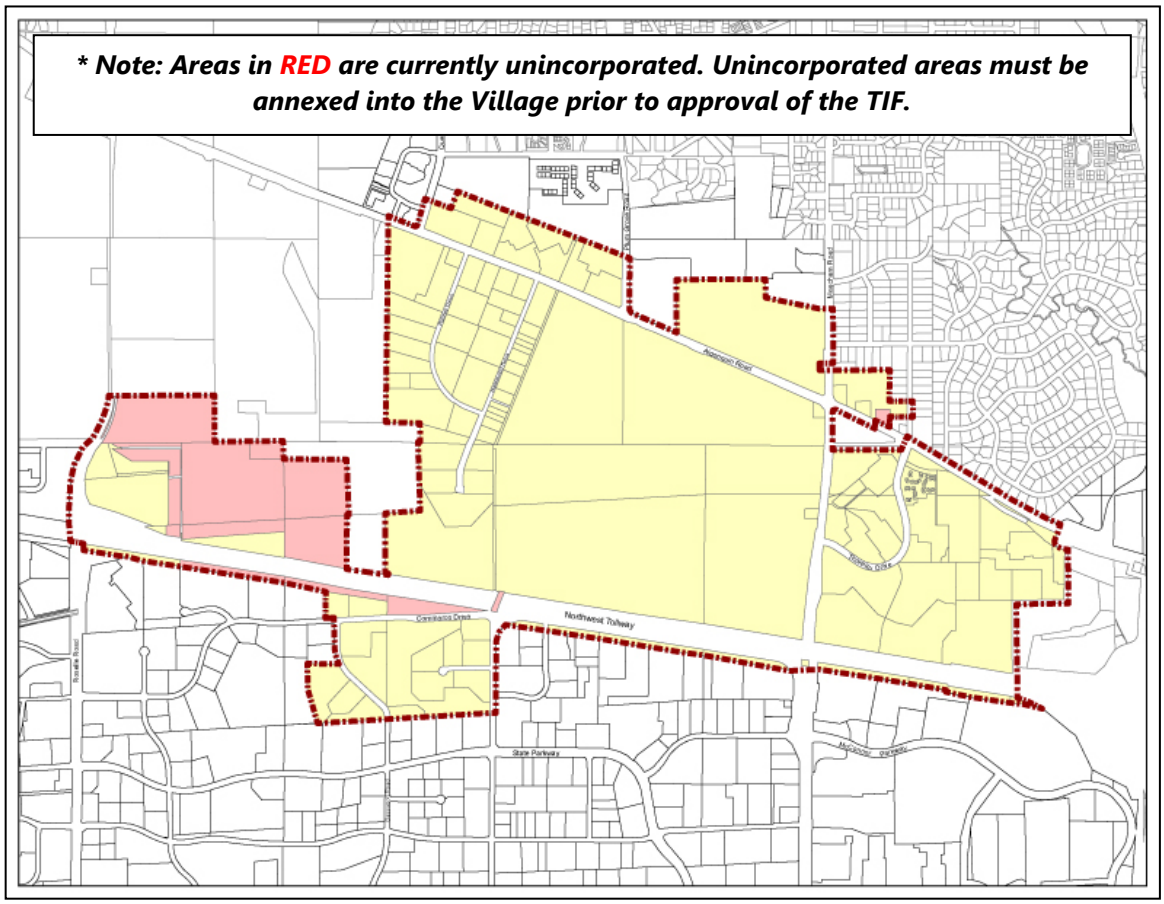
FIGURE 1, *Project Area Boundary*, illustrates the boundary of the Project Area. The Project Area includes a mix of land uses including multi-family residential, commercial, manufacturing, office, hotels, and public uses. "EXHIBIT B ", *General and Legal Description of the Project Area*, contains a legal description of the Project Area.

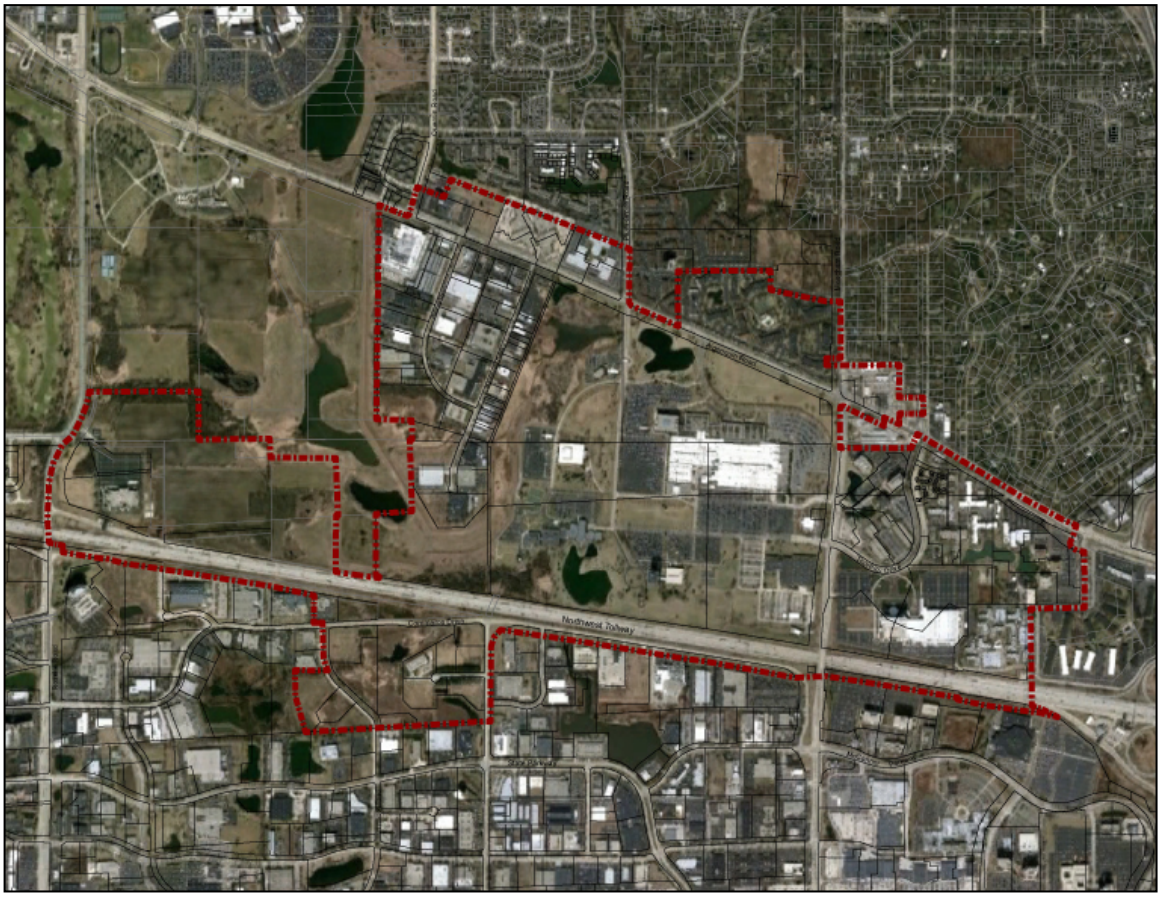
Conclusions

Based upon surveys and analyses conducted for the Village by Teska, the Project Area consists of an improved area, and conditions exist within the improved area to classify the Project Area as a "**conservation area**" for the purposes of qualifying it as a redevelopment project area in accordance with the Act. In accordance with the Act, more than fifty percent (50%) of the buildings are 35 years of age or older, and of the thirteen total qualifying factors set forth in the Act, the following five (5) factors are present to a meaningful extent. In making the determination of redevelopment project area eligibility, it is not required that each and every property or building in the Project Area exhibit qualifying factors. Instead, eligibility is determined on the basis of the conditions within the Project Area as a whole.

- Deterioration
- Obsolescence
- Excessive vacancies
- Lack of community planning
- Declining or lagging equalized assessed valuation ("EAV")

Figure 1: Project Area Boundary





The additional factors of "excessive land coverage" "deleterious land use and layout" and "structures below minimum code standards" are also present in the Project Area but to a lesser extent and are not counted towards eligibility of the Project Area.

The conclusion of Teska is that the number, degree, extent, and distribution of factors as documented in this Eligibility Study qualify the Project Area to be classified as a "conservation area" as defined in the Act. The conclusions presented in this Eligibility Study are those of Teska. Prior to adopting the necessary ordinances approving the TIF Redevelopment Plan and Program (the companion document to this Eligibility Study), designating the Project Area and approving the use of tax increment financing, the Village has reviewed this Eligibility Study, the eligibility methodologies, related supporting data, and conclusions contained herein. As part of the adoption of the above mentioned ordinances, the Act requires the Village to make this Eligibility Study a part of the public record.



I. INTRODUCTION

A. BASIS FOR REDEVELOPMENT

In 1977, the Illinois General Assembly passed the Act, thereby making tax increment financing ("TIF") available for municipalities state wide. Contained within the preambles of the Act are the following legislative findings of the General Assembly:

- There exist within municipalities throughout the State blighted and conservation areas;
- The presence of blight or conditions that lead to blight are detrimental to the safety, health, welfare, and morals of the public; and
- The eradication of blighted areas and the treatment and improvement conservation areas by redevelopment projects are essential to the public interest.

The Act specifies that certain requirements be met before a municipality can establish a redevelopment project area. One of these requirements is

that the municipality must demonstrate that the redevelopment project area qualifies either as a "blighted area" or as a "conservation area" or combination thereof, within the definitions set forth in the Act.

B. PROJECT AREA ELIGIBILITY

As set forth in the Act, a "redevelopment project area" means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as a Blighted Area, or a Conservation Area, or an Industrial Park Conservation Area, or a combination of both Blighted Areas and Conservation Areas.

The Act establishes separate redevelopment project area eligibility criteria for improved areas and vacant areas. A redevelopment project area may contain both improved and vacant areas. For an improved area to qualify for inclusion in a redevelopment project area it must be classified as either a Blighted Area or a Conservation Area. For a vacant area to qualify for inclusion in a redevelopment project area it must be classified as a Blighted Area under one of two definitions of blight for a vacant area. Summarized below is the definition contained in the Act that guides a municipality in classifying an improved area as a Conservation Area.



A Conservation Area means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

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 remediation*
12. *Lack of community planning*
13. *Declining or lagging equalized assessed valuation ("EAV")*

Based on various surveys and analyses by Teska, the Project Area (i) exceeds the minimum 1.5-acre requirement with approximately 1,070 acres, (ii) is an improved area, (iii) meets the 35-year age requirement for more than fifty percent (50%) of the structures, and (iv) contains a sufficient presence of qualifying factors to classify it as a Conservation Area.

II. THE PROJECT AREA DESCRIPTION

The Project Area contains approximately 1,070 acres, is located within a prominent portion of the Village, and is generally bounded by Algonquin Road (IL Route 62) on the north, the Jane Addams Memorial (Northwest) Toll Road (I-90) on the south, Roselle Road on the west, and Arbor Drive on the east. Additional parcels north of Algonquin Road (International Village apartments, Discovery Office Park, Schaumburg Atrium Center, and Lakewoods Corporate Center), and south of the Tollway (Woodfield Business Center) are also included. Existing land uses within the Project Area consist of multi-family residential, commercial, manufacturing, office, hotels, and public uses.

For purposes of this redevelopment planning analysis, Teska divided the Project Area into thirteen (13) planning sub-areas. **FIGURE 2**, *Planning Sub-Areas* illustrates the geographic location of the thirteen planning sub-areas. **TABLE 1**, *Land Uses by Sub-Area*, lists the principal land uses within the Project Area. The eastern portion of improvements within the Project Area were planned and constructed pursuant to the Walden International Planned Unit Development (the "Walden Development"). The Walden Development was originally approved in 1968 as a 155-acre mixed-use development including multiple-family residential, commercial, office, and office/service uses. The residential uses consist of townhouses, condominiums and



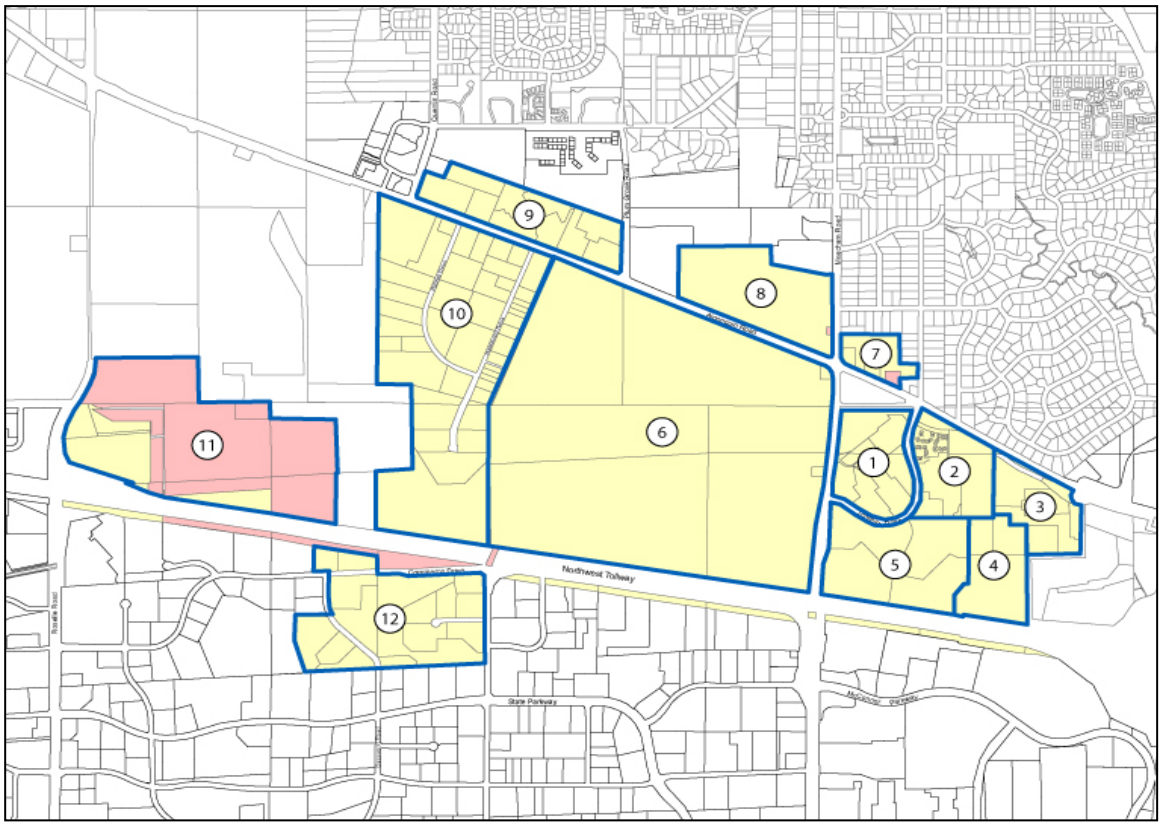
apartments. The Motorola facility began construction in 1967 on their 325-acre campus to the west of the Walden Development (across Meacham Road). During the time of the Motorola construction, International Village, a large apartment complex, was opened which provided the first multiple-family housing in the Village. The balance of the western part of the TIF District developed with primarily office and industrial uses, including Salt Creek office center (1979), Atrium Center and Plum Grove Executive (now Discovery) office center (1985), Lakewood Corporate Center (1986), and the Medieval Times entertainment use in 1991. Development of the Tollway Industrial Park began in 1966, with new business locations continuing through the 1970s and early 1980s for a wide range of manufacturing uses.

The Project Area is characterized by excessive vacancies in the office, multi-family and manufacturing developments, deterioration of buildings and site improvements throughout the entire project area, and the annual growth in equalized assessed value ("EAV") for the Project Area has decreased for 3 of the previous 5 years. Additionally, excessive land coverage in the residential developments with limited access and parking space, and obsolescence of office and manufacturing buildings is present within the Project Area. Finally, at the time the Project Area was first developed, the "General Development Plan" contained in the Village's 1962 Comprehensive Plan called for the area east of Algonquin Road to be developed with manufacturing uses similar to the Motorola Campus to the west. However, this area was developed with multi-family housing, commercial, and office, which was not consistent with the Comprehensive Plan. In addition, the far western portion of the Project Area (Medieval Times) was developed commercially against the recommendations of the Comprehensive Plan.

Table 1: Land Uses by Sub-Area

Sub-Area	Land Uses	No. of Buildings
1	Embassy Suites Hotel, Embassy Plaza, Woodfield Green Office Complex, and American Veterinary Medical Association (AVMA) Building	5
2	Mobil Station, Walden Townhouses (50 units), Hawthorn Estates (219 units), Walden Condominiums (204 units)	24
3	Best Western Hotel, Finn McCool's, Moretti's, Walden Office Square (1821, 1827, 1834)	6
4	Village of Schaumburg storm water pump station, Lakeside of Walden Condominiums (99 units), Field Pointe of Schaumburg apartments (396 units)	16
5	Convention Center / Renaissance Hotel	1
6	Motorola campus	13
7	Shoppes at Prime Village	6
8	International Village Apartments	37
9	Discovery Office Park, Schaumburg Atrium Center, Lakewoods Corporate Center	8
10	Tollway Industrial Park	37
11	Medieval Times, Potential Sunstar Development	1
12	Woodfield Business Center	2
	Total	156

Figure 2: Planning Sub-Areas



III. ELIGIBILITY AND ANALYSIS FINDINGS

Teska conducted the following surveys and analyses within the Project Area to determine whether and to what extent any of the blighting factors are present within the Project Area.

- An exterior survey of the condition and use of each building
- A site conditions survey of streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance
- An analysis of existing uses and their relationships
- A comparison of surveyed buildings to local codes of the Village
- An analysis of original and current platting and build
- An analysis of vacant buildings and tenant spaces
- An analysis of equalized assessed valuation over the past five years
- A review of previously prepared plans, studies and data

A. BUILDING CONDITION ANALYSIS

In June and again in September 2012, Teska documented building and property conditions by means of a detailed exterior survey. Noted during the inspections were structural deficiencies and occupancies of individual buildings and related environmental deficiencies within the Project Area. Summarized below is the process used for evaluating building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures.

1. Building Components Evaluated

During the field survey, each component of a subject building was visually inspected to determine whether it was in sound condition or had minor, major, or critical defects. Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building. Building components examined were of two types.

a) Primary/Structural Components
These include the basic elements of any building: foundation walls, load bearing walls and columns, roof, and roof structure.

b) Secondary components
These are components generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, and gutters and downspouts.

2. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

1. *Sound*
A Sound classification is given to building components that contain no defects, are adequately maintained, and require no treatment outside of normal maintenance as required during the life of the building.

2. *Minor Deficient*
A Minor Deficient classification is given to building components that contain minor defects (loose or missing material or holes and cracks over a limited area), which may or may not be corrected through the course of normal maintenance but could be significant depending on the size of the building or number of buildings in a large complex. Buildings with minor defects clearly indicate a lack of or a reduced level of maintenance. Minor defects have limited effect on either primary or secondary components and the correction of such defects may be accomplished by the owner or occupants of small and medium size residences and commercial buildings. Minor defects are not considered in rating a building as structurally substandard.

3. *Major Deficient*
A Major Deficient classification is given to building components that contain major defects over a widespread area, which would be difficult to correct through normal maintenance. Buildings in the

major deficient category would require replacement or rebuilding of components or significant upgrading of larger buildings or complexes of buildings by people skilled in the building and maintenance trades.

4. *Critical (Dilapidated)*
   A Critical classification is given to building components that contain major defects so extensive that the building is classified as substandard (dilapidated) and the cost of and degree of repair would be excessive or unfeasible. Examples of such major defects are bowing, sagging, or settling to any or all exterior component causing the structure to be out-of-plumb, or broken, loose, or missing material and deterioration over a widespread area.

B. AGE

Age is a prerequisite factor in determining an area's qualification for designation as a conservation area. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems can be a function of time, level of maintenance and climate, structures which are 35 years in age or older typically exhibit more problems and require greater maintenance than more recently constructed buildings.

The Project Area contains 156 buildings consisting of a variety of building types including office, hotel, retail, manufacturing, multi-family residential, and public buildings. Of the total 156 total buildings, approximately 96 (62%) are 35 years in age or older.

Conclusion
Fifty percent (50%) or more of the buildings in the Project Area are 35 years of age or older; therefore, the Project Area meets the prerequisite for designation as a "conservation area."

C. PRESENCE OF CONSERVATION AREA FACTORS

Summarized below are the definitions contained in the Act that serve as guidelines for identifying blighting conditions, followed by the conclusions of the surveys and analyses completed for each blighting factor based on existing conditions within the Project Area.

The conclusions indicate whether the factor is present within the Project Area, and the relative extent to which the factor is present. A factor noted as "not present" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses that would indicate its presence. A factor noted as "present to a limited extent" indicates that the factor is present, but the distribution or impact of the factor is limited. Finally, a factor noted as "present to a meaningful extent" indicates that the factor is present throughout major portions of the Project Area, and that the presence of such conditions has a major adverse impact or influence on adjacent and nearby development. Only qualifying factors "present to a meaningful extent" are counted towards eligibility of the Project Area.

1. Dilapidation

As defined in the Act, dilapidation refers to *"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."*

Discussion / Conclusion

The condition of each building was determined based on findings of an exterior survey of each building within the Project Area, as described earlier in this Eligibility Study. The results of the analysis indicate that while "deterioration" is widely present, its presence is not advanced to the degree of "dilapidation." The factor of "dilapidation" is not present within the Project Area.

2. Obsolescence

As defined in the Act, obsolescence refers to *"the condition or process of falling into disuse. Structures have become ill suited for the original use."*





Discussion

With respect to properties and buildings, the nature of obsolescence may be functional or economic, or a combination of both. Generally, functional obsolescence 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 market place.

a) Functional obsolescence

The design and spatial layout of buildings and site improvements and their geographical location respond to market needs for specific uses at the time those buildings and improvements are constructed. Additionally, buildings and improvements are designed within the technological constraints of the time. Design and spatial layout characteristics of buildings and site improvements include, and are not limited to, floor area, height, column spacing, loading and service areas, building orientation, on-site parking and storage areas, and vehicular circulation.

Over time, geographical and structural changes occur within industries and real estate markets causing properties to become ill suited for their original use, resulting in deficiencies in those buildings that limit their ability to function for their original purpose. This loss in functionality and overall usefulness or

desirability of a property, diminishes the value of the property and the building.

b) Economic obsolescence

Economic obsolescence is generally a result of building or site improvements that cause some degree of market rejection, resulting in a diminished market value of the property for its original intended use. Symptoms of economic obsolescence include excessive vacancies, lack of maintenance, deterioration, and dilapidation of buildings and site improvements.

Site improvements, including sewer and water lines, public utility lines (gas, electric, and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.





Typically, buildings with excessive vacancies or those classified as deteriorating or dilapidated contain undesirable building or site improvement conditions that may be infeasible to cure, resulting in an accelerated decline in market value. When not corrected, these building and site improvement deficiencies adversely impact neighboring areas, thereby detracting from the physical, functional, and economic vitality of the overall area.

<u>Conclusion</u>

Overall, "obsolescence" is present to a meaningful extent throughout the Project Area. Obsolescence within the Project Area includes multi-family residential buildings containing obsolete

heating, ventilation, and air-conditioning (HVAC) as evidenced by window air conditioners protruding from windows, as opposed to high-efficiency HVAC systems contained in modern residential construction. Additionally, enclosed parking provided for Field Pointe of Schaumburg is constrained by limited floor-to-ceiling heights, and 6-foot-1-inch garage door heights. The International Village apartments, constructed in 1967, also lack amenities available in modern multi-family developments.



Also, obsolescence is evidenced by buildings of limited size, design, and utility where excessive vacancies appear as first symptoms of obsolescence. Thirteen (13) of the fifteen (15) office buildings (87%) within the Project Area currently have excessive vacancies in terms of floor area and duration. Over the past 4 years, all of the office buildings have had an average quarterly vacancy rate exceeding 10 percent, and in most cases significantly higher. Currently, approximately 379,738 sf (or 41%) of the total 926,180 sf of total leasable office space is vacant within the Project Area, with individual building vacancies as high as 100 percent in some cases (Schaumburg Atrium Center). Significant vacancies also exist within the Motorola campus buildings (approximately 35%), with 3 of the 13 buildings completely or nearly completely vacant and no longer suitable for use by Motorola. Additional vacancies are also present within the Tollway Industrial Park and adjacent commercial space along Algonquin Road.

3. Deterioration

As defined in the Act, deterioration refers to, *"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, 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 protrude through paved surfaces."

Discussion

Based on the definition contained in the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. For purposes of evaluating structures to determine the presence of deterioration, the following guiding principles were followed.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of paint, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.

- Deterioration, which is not easily correctable and cannot be accomplished in the course of normal maintenance, may also be evident in buildings. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, interior walls, ceilings, stairs etc.), and defects in primary building components (e.g., foundations, frames, roofs, floors, load-bearing walls, or building systems, etc.), respectively. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree and extent of primary and secondary component defects.

- All buildings and site improvements classified as dilapidated are also classified as deteriorated.

Deterioration of Site Improvements

Field surveys were conducted to identify the condition of site improvements, including street pavement, parking, and surface storage areas.



Examples of deteriorating site improvements throughout the Project Area (streets, parking areas, sidewalks, curbs, fences, etc.)

Deterioration of Buildings

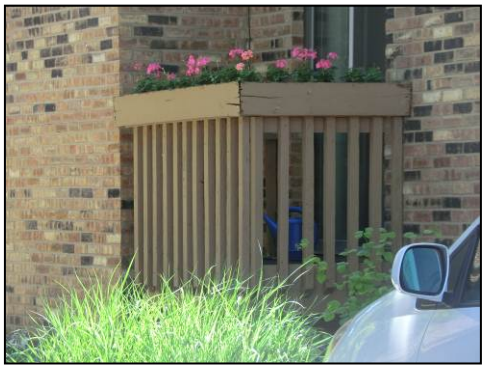
The presence of deterioration among buildings contained within the Project Area was determined based on observable components and the degree and distribution of minor and major defects. The analysis of building and site deterioration is based on the survey methodology and criteria described in the preceding section entitled "Building Condition Analysis."

Examples of deteriorating building improvements throughout the Project Area (foundation cracks, tuck pointing, decks, roofs, etc.)













Conclusion

Various site improvements and parking lots are in poor condition throughout the Project Area, with surface parking lots containing extensive cracking, potholes and depressions, protruding weed growth, instances of crumbling curbs and gutters, cracks in sidewalks, collapsing fences, and failing retaining walls. **TABLE 2**, *Summary of Building Conditions,* tabulates primary building deterioration by extent and location. Overall, deterioration of site improvements is present in all twelve (12) sub-areas within the Project Area, while minor deterioration of buildings is present in eight (8) out of twelve (12) sub-areas. Major deterioration is present in only one (1) out of twelve (12) sub-areas.

Table 2: Summary of Building Conditions

Sub-Area	Total Structures	Sound	Minor Deficient	Major Deficient	Substandard Dilapidated
1	5	5	0	0	0
2	24	2	22	0	0
3	6	3	3	0	0
4	16	2	14	0	0
5	1	1	0	0	0
6	13	6	7	0	0
7	6	4	2	0	0
8	37	12	23	0	0
9	8	8	0	0	0
10	37	18	18	1	0
11	1	0	1	0	0
12	2	2	0	0	0
Total	156	63	90	1	0
Percent	100%	40%	57%	1%	0%

Of the 156 structures within the Project Area, 91 exhibit some signs of deterioration (or 58%). Overall, deterioration of buildings and site improvements is present to a meaningful extent throughout the entire Project Area.

4. Illegal Use of Individual Structures

As defined in the Act, illegal use of individual structures refers to "*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.*"

Discussion / Conclusion
While some of the uses, layout of sites, setback requirements, and building coverage may not be in conformance to current building or zoning requirements, no illegal activities were found to be present. "Illegal use of individual structures" is not present within the Project Area.

5. Structures Below Minimum Code Standards

As defined in the Act, the presence of structures below the minimum code standards refers to "*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.*"

Discussion
As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten the health, safety, or general welfare of its occupants or adjacent properties.

Conclusion
The factor of "structures below minimum code standards" is present to some extent within the Project Area but has not been confirmed by supporting evidence from the Village. As previously noted, 91 of 156 buildings (58%) exhibited some level of building deterioration, including potentially hazardous deck supports and columns

supporting porticos over entranceways. Additionally, handicap access (ADA) is obstructed and inadequately marked for some building entrances. This suggests some degree of code violations are present, but without supporting documentation "structures below minimum code standards" is not used as a qualifying factor for eligibility of the Project Area.

6. Excessive Vacancies

As defined in the Act, excessive vacancies refer to "*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.*"

Discussion / Conclusion

The factor of excessive vacancies is present to a meaningful extent in office buildings throughout the Project Area, throughout the Motorola campus and Tollway Industrial Park, and in residential buildings located in Sub-Areas 2 and 4.



In addition, currently thirteen (13) of fifteen (15) office buildings (87%) in the Project Area contain excessive vacancy rates. During the past years, from 2009 to the first quarter of 2013, the combined vacancy rates for the total leasable office space throughout the Project Area exceeded 40%. **TABLE 3**, *Office Building Vacancy Rates: 2009 – 2013*, lists annual office vacancy rates for the past four (4) years.

Table 3: Office Building Vacancy Rates: 2009 – 2013

	Total SF	Total Avail SF	% Vacancy
Current	1,148,497	449,358	39.1%
2012	1,148,497	430,915	37.5%
2011	926,180	401,803	43.38%
2010	926,180	395,800	42.73%
2009	926,180	386,050	41.68%

Source: Village of Schaumburg CoStar report through 1Q 2013

Motorola is experiencing excessive vacancies throughout their campus as well. Out of approximately 2.6 million square feet of available space, approximately 900,000 sq. ft. is currently vacant, or approximately 35% of the total campus is currently unoccupied.





Excessive vacancies within multi-family residential buildings located in Sub-Areas 2 and 4, is the result of a combination of factors, including (i) higher than normal turnover rates for units, (ii) removal of units from the market for purposes of remodeling those units in an effort to enhance their marketability, (iii) and an attempt at converting an apartment building into condominiums. Aggravating residential vacancies is the current financial market where mortgage lending has essentially dried up.

Vacancies of the four multiple-family developments range from 4% to approximately 20%. In addition, the Tollway Industrial Park contains scattered vacancies (6 of 37 buildings, or 16%) throughout the development, including completely vacant buildings as well as multi-tenant buildings with partial vacancy.

Overall, vacancies within the Project Area are significant in terms of floor area and duration. **Therefore, "excessive vacancies" is present to a meaningful extent throughout the Project Area**.

7. Excessive Land Coverage

As defined in the Act, excessive land coverage and overcrowding of structures and community facilities refers to *"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 that exhibits excessive land coverage are: 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 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 reasonable required off-street parking, or inadequate provision for loading and service."*

Discussion

The eastern portion of the Project Area contains multiple buildings arranged on separate lots containing limited and disjointed open space. The pedestrian and vehicular circulation systems serving the various uses within the Project Area do not promote convenient, accessible and shared access of open space for the benefit and enjoyment of persons living and working within the Project Area. Excessive land coverage and overcrowding of sites pertains primarily only to the multi-family residential developments in Sub-Areas 2 and 4 with limited space between buildings, open space for landscaping features and limited parking spaces based on the number of units. In some of the residential developments, there appears to be insufficient or limited spaces allocated for guest parking. Consequently, the layout of the residential developments which proportionally represent a limited portion of the total Project Area (5% of the total area of the Project Area), do not promote the intended synergistic relationship between similar uses and open space, thereby creating excessive land coverage within only a limited portion of the Project Area. Evidence of

the existence of excessive land coverage for the eastern portion of the Project Area (east of Meacham Road) is listed below:

1. The Walden Development consists of a series of separate residential and commercial developments. Collectively, however, the separate design and layout of each use does not promote the intended synergistic relationship and activities between and among similar and dissimilar uses within the Project Area.



2. Land use layout and building orientation is largely designed to accommodate and promote automobile access, parking and circulation, rather than for purposes of enhancing the quality of life for residents, employees, and guests through shared parking, pedestrian and land-use connections, and other site amenities.

3. With a limited exception of open space devoted to and surrounding storm water retention ponds, open space within the Project Area is largely arranged to accommodate set-back requirements, rather than for purposes of enhancing the quality of life for residents, employees, and guests through shared and useable open space, pedestrian and land-use connections, and other site amenities.

Conclusion

The factor of "excessive land coverage and overcrowding of structures and community facilities" is present primarily within the eastern portion of the Project Area to the east of Meacham Road. Therefore, due to the limited extent of the Project Area affected (approximately 50 acres or 5% of the total area) "excessive land coverage and overcrowding of structures and community facilities" is not present to a meaningful extent.

8. Lack of Ventilation, Light, or Sanitary Facilities

As defined in the Act, lack of ventilation, light, or sanitary facilities refers to *"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 or inadequacy 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."*

Discussion / Conclusion

The exterior survey alone could not adequately document the presence of this factor. Therefore "lack of ventilation, light, and sanitary facilities" was not documented as part of the Project Area eligibility analysis.

9. Inadequate Utilities



As defined in the Act, inadequate utilities refers to *"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 within the Village to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area."*

Discussion / Conclusion

Information provided by the Village indicates that existing utilities are generally adequate, and there is no plan at this time for significant upgrades to existing utilities. However, no utilities exist to serve the vacant land at the western boundary of the Project Area. Since the

vacant area is a relative small portion of the entire planning area, this alone is not sufficient support for the inclusion of this criteria. Accordingly, "inadequate utilities" was not found to be present in the Project Area to a meaningful extent.

10. Deleterious Land Use or Layout

As defined in the Act, deleterious land use or layout refers to *"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."*

Discussion/Conclusion
Examples of incompatible land-use relationships include inappropriate mixed-uses, or uses that no longer promote the intended synergistic relationship between the similar uses as originally intended, creating dysfunctional use relationships and inadequate spaces, and obsolete uses that no longer conform to current development trends. These conditions lead to economic and functional obsolescence, and the overall decline of an area.

Although the Walden Development, approved in 1968, exhibits design problems in the poorly designed and integrated mix of uses, excessive surface parking, lack of open space and pedestrian amenities, buffers, poor access and circulation, the overall land use objectives to provide housing near employment centers to reduce vehicle travel remains a desirable planning objective.

Therefore, "Deleterious land use or layout" is not present within the Project Area.

11. Lack of Community Planning

As defined in the Act, lack of community planning means that *"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."

Discussion

In 1962, the Village adopted its first Comprehensive Plan (the "1962 Comp Plan"), which was last updated in 1996. The 1962 and subsequent Comprehensive Plan updates have served as the community plan over the past 50 years for purposes of guiding development throughout the Village, including the Project Area. The "General Development Plan" contained in the 1962 Comp Plan called for the Project Area to be developed with manufacturing uses, which has occurred on the western portion of the Project Area with the development of the Motorola campus, beginning in 1967, and later development of the Tollway Industrial Park.

During the early 1960s, northwest suburban municipalities were capturing a great amount of the rising demand for manufacturing space and developments. Accordingly, it was reasonable for the Village to include in its 1962 Comprehensive Plan accommodations for manufacturing facilities. Additionally, the Project Area was conveniently located at the interchange of Interstate 90 (I-90) and Illinois Route 53.

Parallel with the rising manufacturing sector was a growth in jobs, and a need to house employees. However, opportunities for accommodating a growing employment base near existing utilities and roadways was limited within adjacent municipalities due to a lack of land area set aside for new multi-family housing, as well as perceived incompatibility between multi-family housing and single-family housing within the general development community.

To accommodate a growing population, as well as to enhance its tax base, the Village parted from its 1962 Comprehensive Plan when developing the eastern portion of the Project Area (east of Meacham Road). However, developments such as Walden Development were new for both the Village, as well as the northwest suburbs. Likewise, switching from a manufacturing use to a mix of residential, commercial and office uses presented various seen and unforeseen planning risks

and hurdles that the Village would tend to and strive to overcome to ensure successful horizontal integration of the mixed uses.

As a result of new and untested design elements of the Walden Development, and an absence of effective community planning to respond to those elements in 1968, the Project Area exhibits evidence of adverse or incompatible land-use relationships (both between and among similar and dissimilar uses), inadequate street layout, improper subdivision, and parcels of inadequate shape and size to meet contemporary development standards; evidence demonstrating an absence of effective community planning throughout the eastern half of the Project Area. Evidence of the existence of lack of community planning for the eastern portion of the Project Area is listed below:

1. The Walden Development consists of a series of separate residential and commercial developments. Collectively, however, the separate design and layout of each use does not promote the intended synergistic relationship and activities between and among similar and dissimilar uses within the Project Area.

2. Land use layout and building orientation is largely designed to accommodate and promote automobile access, parking and circulation, rather than for purposes of enhancing the quality of life for residents, employees, and guests through shared parking, pedestrian and land-use connections, and other site amenities.

3. Numerous commercial and residential access drives are not aligned along collector streets, which aggravate the circumstance of incompatible land use relationships.

4. Lack of shared access drives and parking among similar uses, combined with limited and inefficient internal circulation aggravate vehicular circulation, and creates "invisible" barriers to otherwise complementary land uses.

5. With a limited exception of open space devoted to and surrounding storm water retention ponds, open space within the Project Area is largely arranged to accommodate set-back requirements, rather than for purposes of enhancing the quality of life for residents,

employees, and guests through shared and useable open space, pedestrian and land-use connections, and other site amenities.

The success of industrial development and access provided by the Tollway has brought new opportunities to the Village for expanded industrial uses. The expansion of the TIF District to include properties to Roselle Road is proposed to capture such new development opportunities. However, the most recent 1996 Village Comprehensive Plan does not address or have a plan for the expansion of industrial or other uses to Roselle Road.

Conclusion

"Lack of Community Planning" is present to a meaningful extent throughout the eastern and western portions of the Project Area. **Therefore, due to the amount of the Project Area affected (approximately 15%), "lack of community planning" is present to a meaningful extent throughout the Project Area**.

12. Environmental Remediation

As defined in the Act, environmental remediation means that *"the 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."*

Discussion / Conclusion

The condition of environmental remediation has not been documented as part of the Project Area eligibility analysis.

13. Declining or Lagging Equalized Assessed Valuation

As defined in the Act, a declining or lagging equalized assessed valuation means that *"the total EAV of the proposed redevelopment project area has declined for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for three of the last five 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 of the last five calendar years for which information is available."*

Discussion / Conclusion

For purposes of this Eligibility Study, an analysis of the increase/decrease in EAV of the Project Area was conducted for the assessment period of 2007 through 2012, along with a comparison between the growth in total EAV for the Project Area and the growth in EAV for the balance of the Village, and a comparison of the EAV to the Consumer Price Index (CPI) for all urban consumers, to derive annual rates of change for a five-year period. **TABLE 4** summarizes the EAV growth rates for the Project Area, the Village, and the CPI during the last five years.

Table 4: EAV Growth Rates: Project Area, Village and CPI

	2007	2008	2009	2010	2011	2012
Project Area EAV	$310,908,330	$323,505,121	$284,863,528	$245,438,260	$214,283,537	$213,676,423
% Change	NA	4.05%	-11.94%	-13.84%	-12.69%	-0.28%
EAV of Remainder of Village	$4,189,610,582	$4,400,612,868	$4,264,066,696	$3,804,274,346	$3,397,215,607	$3,114,061,255
% Change	NA	5.04%	-3.10%	-10.78%	-10.70%	-8.33%
Consumer Price Index (CPI)	207.342	215.303	214.537	218.056	224.939	229.594
% Change	NA	3.84%	-0.36%	1.64%	3.16%	2.07%

As shown in Table 4 above, in the previous 5 years that assessment information is available (the period 2007-2012), the Project Area has decreased in EAV for 4 of those 5 years (2009, 2010, 2011, and 2012).

In comparison with the remainder of the Village of Schaumburg (total Village EAV minus the Project Area EAV), the Project Area has increased at a rate that is less than the remainder of the Village in 4 of the previous 5 years (2008, 2009, 2010, and 2011).

In addition, the Project Area has increased at a rate that is less than the increase in the Consumer Price Index (CPI) for all urban consumers for 4 of the previous 5 years (2008, 2009, 2010 and 2011)

Based upon the decrease in EAV of the Project Area for 4 of the past 5 years, and the increase in growth of the EAV of the Project Area being less than the increase in growth of the CPI for all urban consumers and the Village of Schaumburg for 4 of the past 5 years, "declining or lagging growth in EAV" is present to a meaningful extent within the Project Area.

IV. CONCLUSION

Based on the surveys and analyses conducted by Teska, the Project Area is an "improved area" within the guidelines contained in the Act.

The conclusion of Teska is that the number, degree, and distribution of conservation area factors as documented in this Eligibility Study qualify the Project Area to be classified as a "**conservation area**" as defined in the Act.

TABLE 5, *Presence and Distribution of Conservation Area Factors*, tabulates the distribution and extent of the presence of Conservation Area blighting factors that exist within the Project Area. Summarized below is the conservation area blighting factors that are present to a meaningful extent, and reasonably distributed within the Project Area.

- Deterioration
- Excessive vacancies
- Obsolescence
- Lack of community planning
- Declining or lagging equalized assessed valuation

Table 5: Presence and Distribution of Conservation Area Factors

		Sub Areas												
	Conservation Area Factors	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**Project Area**
1	Deterioration	X	•	°	•	X	•	•	•	°	•	°	x	•
2	Excessive Vacancies	•	°	•	°	x	•	X	x	•	°	x	x	•
3	Obsolescence	•	°	°	°		•	x	°	•	°	x	x	•
4	Lack of Community Planning	•	•	•	•	x	x	x	x	x	x	x	x	•
5	Declining or Lagging EAV	•	•	•	•	•	•	•	•	•	•	•	•	•

X Not present
° Present to a limited extent
• Present to a meaningful extent

EXHIBIT F

HOUSING IMPACT STUDY
for the
NORTH SCHAUMBURG
REDEVELOPMENT PLAN AND PROJECT

HOUSING IMPACT STUDY

for the

North Schaumburg
Tax Increment Financing

VILLAGE OF SCHAUMBURG, ILLINOIS

Al Larson, Village President

Prepared for the
Village of Schaumburg

Originally Prepared by:
Busse Consulting, Inc.

January 2009

Amended by:
Teska Associates, Inc.

December 2013

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INTRODUCTION

This document entitled, *"Housing Impact Study for the North Schaumburg Tax Increment Financing Project Area"* (the "Housing Impact Study") is a companion document to the document entitled, *"North Schaumburg Tax Increment Financing Eligibility Study"* (the "Eligibility Study"), and both this Housing Impact Study and the Eligibility Study are incorporated by reference in the document entitled, *"North Schaumburg Tax Increment Financing Redevelopment Plan and Project"* (the "Redevelopment Plan"). The Village of Schaumburg (the "Village") engaged Teska Associates, Inc. ("Teska") to prepare the Housing Impact Study in accordance with the *Illinois Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1 *et seq.*), as amended (the "Act"). Terms not defined herein shall have the same meaning as those terms contained within the Redevelopment Plan.

The Redevelopment Plan addresses a redevelopment project area that includes parcels along Algonquin Road (IL Route 62) and the Jane Addams Memorial (Northwest) Toll Road (I-90) to the east and west of Meacham Road as shown in figure 1 (the "Project Area"). The Redevelopment Plan for the Project Area may include redevelopment of housing units within the Walden Townhouses, Hawthorn Estates, Walden Condominiums, Lakeside of Walden Condominiums, Field Pointe of Schaumburg Apartments and International Village Apartments. In accordance with the Act, the purposes of this Housing Impact Study are to (i) document characteristics of housing and residents within the Project Area, and (ii) identify residential units that may be removed, the availability of replacement housing, and the type and extent of relocation assistance to be provided by the Village. **Figure 1**, *Project Area Boundary*, illustrates the boundary of the Project Area.

As a part of the feasibility study for a proposed TIF district, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11 - 74.4 - 1, et seq.) (the "Act") stipulates that a Housing Impact Study must be prepared when:

"*...the redevelopment plan would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and no certification is made [that the redevelopment plan will not result in displacement of residents], then the municipality shall prepare, as part of the separate feasibility report required by subsection (a) of Section 11-74.4-5, a housing impact study. (Section 11-74.4-3(n)(5))*"

The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the site visit and the 2010 U.S. Census data review for the Project Area. A good faith estimate and determination of the type and number of residential units within each building, whether such residential units were inhabited, and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from the Village of Schaumburg and data from the 2010 U.S. Census Bureau.

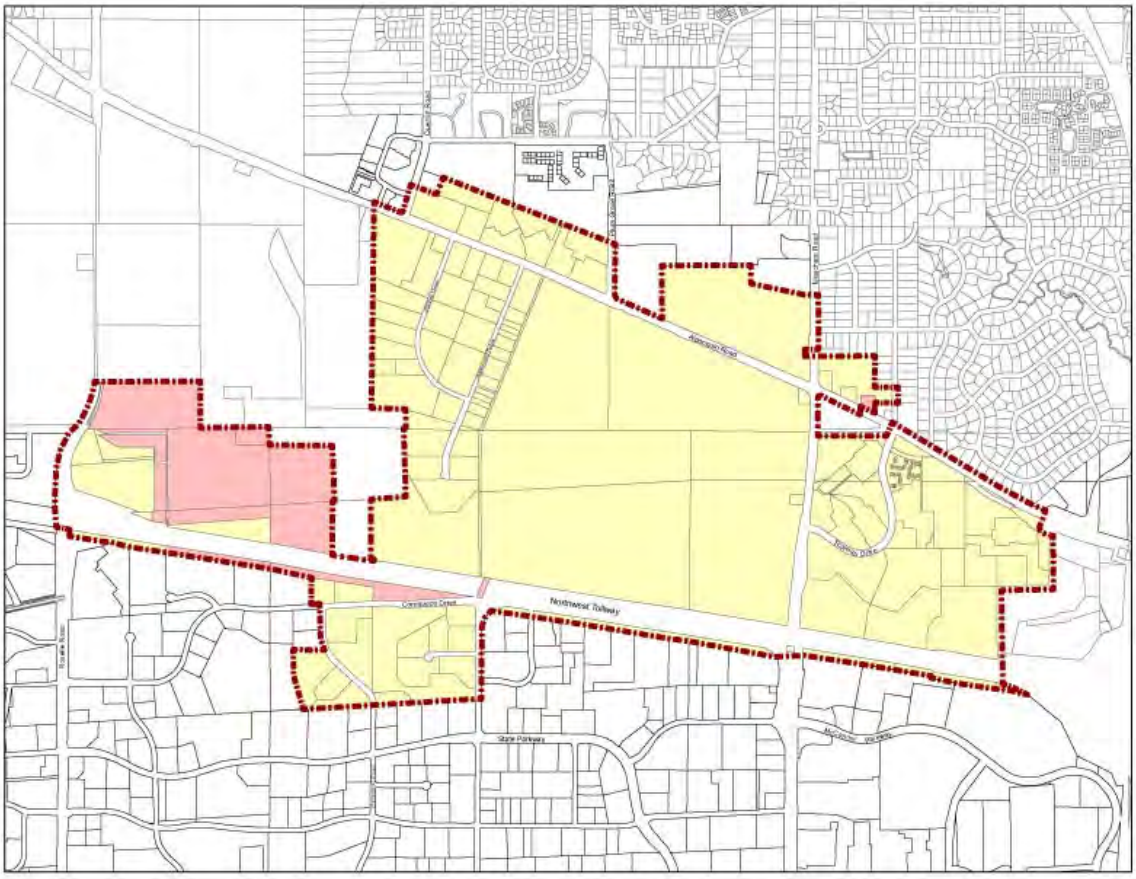


Figure 1: Project Area Boundary for the Housing Study (parcels marked in red are currently unincorporated in the village of Schaumburg)

Based on the 2010 U.S. Census data at the block level, the Project Area contains 1,695 residential units including:

- 254 units at Walden Townhomes and Condominiums;
- 396 units at Field Pointe of Schaumburg Apartments;
- 732 units at International Village Apartments; and
- 318 units at Hawthorn Estates and Lakeside of Walden

The primary goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the redevelopment area as a conservation area and to provide the direction and mechanisms necessary to revitalize the Project Area as a cohesive and vibrant mixed-use district. The Redevelopment Plan provides for public and private projects that may be accomplished through a combination of tax increment financing and normal market transactions with property owners. Public projects and new development and redevelopment by the private sector, with or without incentives from the Village, will likely result in the displacement of residents from 10 or more inhabited residential units. Therefore, the Village cannot certify that no displacement will occur over the 23-year term of the Project Area and a housing impact study is required.

Pursuant to the Act, Section I of the Housing Impact Study includes:

(i) Data from field surveys and census data as to whether residential units are single-family or multi-family units.

(ii) Documentation of the number and type of rooms within residential units (provided that information is available).

(iii) Documentation of whether residential units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed.

(iv) Data as to the racial and ethnic composition of the residents in the inhabited residential units. (The Act deems this requirement satisfied if based on the most recent U.S. Census).

Section II of the Housing Impact Study identifies the inhabited residential units in the proposed redevelopment project area that are to be, or may be, removed. Also, in accordance with the Act, the Housing Impact Study provides the following.

(i) The number and location of residential units that may be removed.

(ii) The Village's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences may be removed.

(iii) The availability of replacement housing for those residents whose residences may be removed, and identification of the type, location, and cost of the replacement housing.

(iv) The type and extent of relocation assistance to be provided.

I. Project Area Housing and Resident Demographics

Methodology and source of data used in the Housing Impact Study

The data used in this housing impact study includes field notes from site visits conducted by Teska, information provided by the Village of Schaumburg, 2010 United States Census data, as well as data from the American Community Survey. Census data at the block level was used to calculate the number and type of residential units, population, demographics and economic conditions. Where block level information was not available, Census Tract[1] or Block Group[2] level data was used. According to the U.S. Census Bureau, Census Tracts usually have between 2,500 and 8,000 persons and are designed to be homogeneous with respect to population characteristics, economic status, and living conditions. Hence, these characteristics for the project area were calculated as a percentage of the residential parcel area within each census tract or block group for which information was available.

The TIF project area falls under the Census Tracts and Blocks listed below in Table 1.

Table 1: Census Tract and block numbers within the project area

Census Tract	Block number
8046.03	1030
	2000
	2003
	2006
	2011
	2012

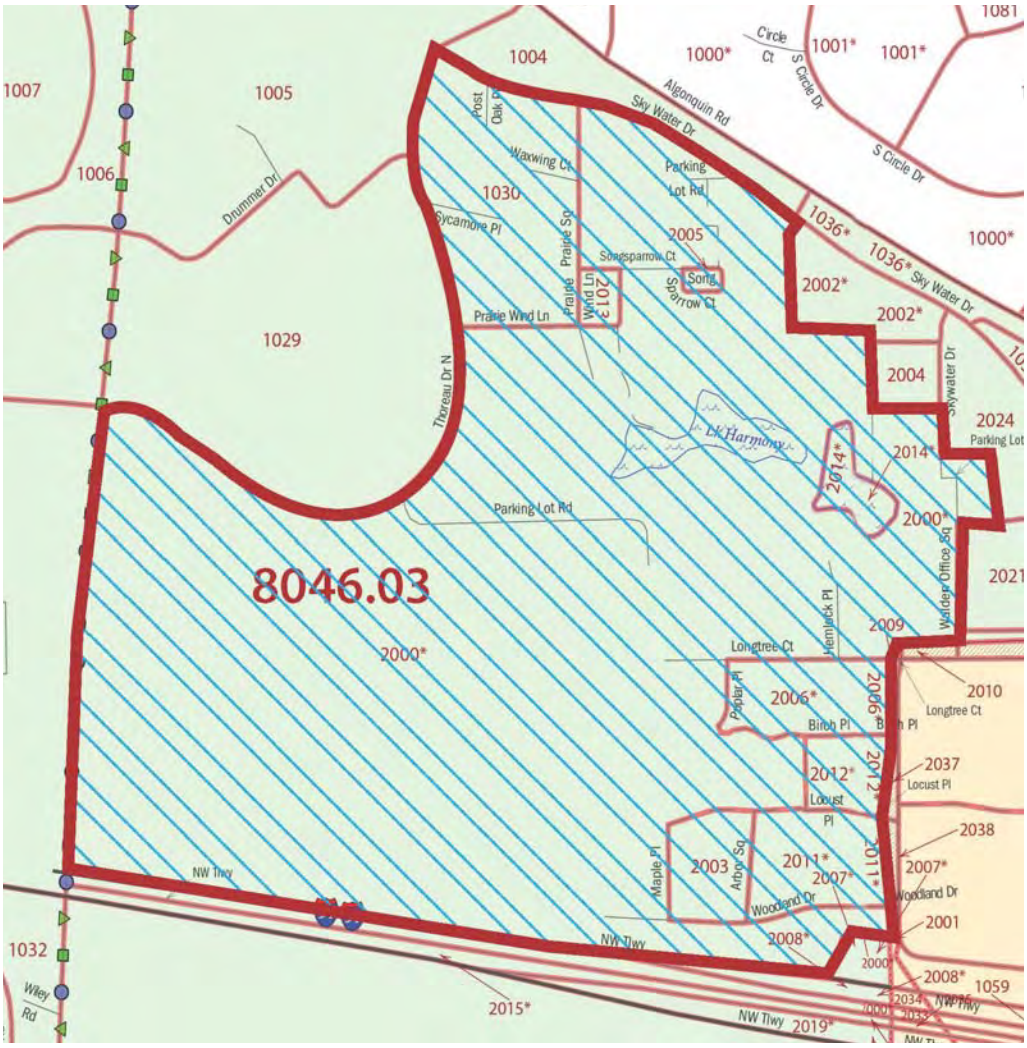


Figure showing the area of census tract 8046.03 that contains housing units within the project area.

Census Tract	Block number
8041.08	2014
	2015
	2017
	2021
	2025
	2026
	2027
	2028
	2031

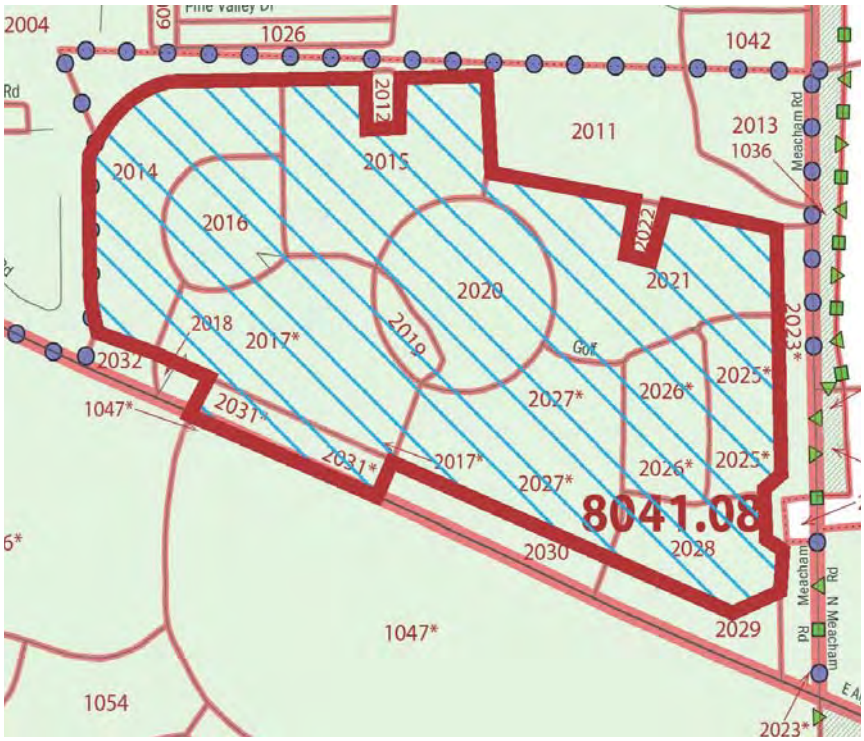


Figure showing the area of census tract 8041.08 that contains housing units within the project area.

Section I of this Housing Impact Study provides housing, racial/ethnic, and household income characteristics for the Project Area. Housing characteristics include number of residential units inhabited and uninhabited, types and sizes of units, and the number of bedrooms. Racial and income characteristics include ethnic composition of inhabited residential units and household income. To document these characteristics, Teska utilized 2010 U.S. Census data at the block level for each of the residential developments within the project area.

A. RESIDENTIAL UNITS: NUMBER AND TYPE

Teska documented the number and type of residential units in the Project Area as per the 2010 U.S. Census block level information and site visit notes. Based on this data, and as of April 12th, 2013, Teska estimates that there are 49 residential structures and 1,700 residential units within

the Project Area. This includes multi-family condominium buildings, multi-family townhomes, and multi-family apartment buildings.

Table 2: Number of Residents as per the Census Blocks

2010 U.S. Census Block	*Census tract and housing units*	*Number of Residents*	*Residential Developments the units are included in*
1030	8041.08 (963 units)	303	Walden Townhomes and condominiums
2000		794	Hawthorn condominiums and Lakeside at Walden
2003, 2006, 2011 and 2012		384	Field Pointe of Schaumburg Apartments
2014, 2015, 2017, 2021, 2025, 2026, 2027, 2028, 2031	8041.08 (732 units)	1,494	International Village Apartments
Total Numbers		***2,975***	

Source: 2010 U. S. Census Bureau

Table 3: Number of units within the project area

Name and Type of Units	No. of Buildings	**No. of Dwelling Units**
Hawthorn Estates Condominiums	2	206
Walden Condominiums	2	204
Lakeside at Walden Condominiums	3	99
Hawthorn Estates Townhouses	4	13
Walden Townhouses	14	50
Fieldpointe of Schaumburg Apartments	12	396
International Village Apartments	12	732
Totals	**49**	**1,700**

As defined by the Census Bureau, a single-family unit[1] can be a detached unit (single-unit housing structure with open space on all four sides) or an attached unit (single-unit housing structure that has one or more unbroken walls extending from ground to roof separating it from adjoining structures, such as a townhouse). Multi-family units on the other hand are defined as housing units contained in multi-unit structures, such as apartment buildings. Field observations and information from the 2010 Census was used to estimate the type of dwelling units within the project area.

3 Source - http://www.census.gov/population/pop-profile/dynamic/housing.pdf

Table 4 below summarizes the type of residential units for the TIF project area.

Table 4: Estimated Housing Units by Type

Type	Number of Units within the TIF Project Area	Percentage of the Total TIF Project Area
Single Family	**63**	3.7%
Multi-Family	**1,637**	96.3%
Total	1,700	100.0%

Source: Site visit notes by Teska and parcel information from the Cook County Assessor's website

B. Number and Type of Rooms within the Units

Table 5 shows the estimated number of bedrooms in the residential units of the project area. As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A residential unit consisting of only one room, such as a one-room efficiency apartment, is classified by definition as having no bedroom.

To document the number of bedrooms, Teska utilized site visit notes, phone surveys and 5-Year Estimates (2006-2010) by the American Community Survey at the census tract level. The table below lists the number of units for each of the bedroom types and the percentage of such units within the census tract.

Table 5: Housing Characteristics

Name Unit Type Total Units*	Property Index Numbers: Parcel and Unit #s	No. of Units by Bedroom**
Walden Town Houses (50 units)	07-01-200-062 through 07-01-200-111	2BR- 31 3BR- 15 4BR- 4
Walden Condominiums (204 units)	07-12-200-009 Unit PINs: 1001-1204	Studio- 12 1BR- 88 2BR- 104
Lakeside at Walden Condominiums (99 units)	07-12-201-021 Unit PINs: 1001-1099	Studio- 18 1BR- 57 2BR- 24
Fieldpointe of Schaumburg Apartments (396 units)	07-12-202-007	Studio- 72 1BR- 228 2BR- 96
Hawthorn Estates Town Houses (13 units)	07-12-200-013 Unit PINs: 1001-1013	2BR- 7 3BR- 6
Hawthorn Estates Condominiums (206 units)	07-12-200-013 Unit PINs: 1014-1219	Studio- 12 1BR- 90 2BR- 104
International Village Apartments (732 units)	02-34-400-020	1BR- 398 2BR- 319

		3BR- 15
Summary of Units		
Condominiums	Studio	42
	1 Bedroom	235
	2 Bedrooms	232
Townhomes	2 Bedrooms	38
	3+ Bedrooms	25
Apartments	Studio	72
	1 Bedroom	626
	2 Bedrooms	415
	3 Bedrooms	15

C. NUMBER OF INHABITED UNITS

The occupancy status of the residential units in the study area must be determined not less than 45 days prior to the adoption of the ordinance or resolution fixing the time and place for the public hearing. The Village of Schaumburg adopted an ordinance fixing the time and place for a public hearing on August 27, 2013, and the occupancy status of the residential units was determined on April 24, 2013 (as per 2010 Census data).

The 2010 US Census provides information on number and occupancy of housing units at the block level. **Table 6**, *Housing Unit Occupancy Status*, lists the total number of occupied and vacant housing units for the Project Area as per the2010 US Census at the block level. The 2010 Census documented that there were 1,695 units of housing in the census blocks that the Project lies within, 1,476 of which were occupied (87%) and 219 of which were vacant (13%).

Table 6: Housing Units Occupancy Status

Block Number	Number of CBD TIF Area Units	
	*Occupied**	*Vacant**
Census Tract 8046.03, Block 1030	137	13
Census Tract 8046.03, Block 2000	476	75
Census Tract 8046.03, Block 2003	26	7
Census Tract 8046.03, Block 2006	64	2
Census Tract 8046.03, Block 2011	57	7
Census Tract 8046.03, Block 2012	83	16
Census Tract 8041.08, Block 2014	99	23
Census Tract 8041.08, Block 2015	112	10
Census Tract 8041.08, Block 2017	103	19
Census Tract 8041.08, Block 2021	106	15
Census Tract 8041.08, Block 2025	50	11
Census Tract 8041.08, Block 2026	53	8
Census Tract 8041.08, Block 2027	53	8
Census Tract 8041.08, Block 2028	56	5
Census Tract 8041.08, Block 2031	1	0

Total units	**1,476 (87%)**	**219 (13%)**

Source: U.S. Census Bureau, Census 2010

Units with Kitchen and Plumbing Facilities

Table 7 shows the estimated number of conventional residential units in the TIF Project Area with kitchen facilities and plumbing facilities. As defined by the Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water; (2) a range, cook top and convection or microwave oven, or cook stove; and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cook stove. An ice box is not considered to be a refrigerator. Complete plumbing facilities as defined by the Census Bureau include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing facilities are classified as lacking complete plumbing facilities when any of the three facilities are not present.

To estimate these facilities within each residential unit for the project area, the 'physical housing characteristics for occupied housing units' as determined by the '2006-2010 American Community Survey 5-Year Estimates' was used and is summarized in table 7 below.

Table 7: Units with kitchen and plumbing facilities

	Census Tract 8041.08	Census Tract 8046.03	With the project area
Number of occupied units within the project area	633	843	
Percentage of units that lack plumbing facilities*	0%	0%	
Number of units that lack plumbing facilities	0	0	0
Percentage of units that lack kitchen facilities*	0%	2.5%	
Number of units that lack kitchen facilities	0	21	21

D. RACIAL AND ETHNIC COMPOSITION

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined by using 2010 US Census data for the Project Area. **Table 8**, *Race and Ethnic Composition of Residents*, presents the estimates of race and ethnic composition of residents living in the Project Area. Of the 2,975 residents estimated to be living in the Project Area, approximately 1,272 are estimated to be white (42.7%); 1,306 are estimated to be Asian (43.9%); 200 are estimated to be black (6.7%); 109 are estimated as "some other race" (3.7%); and 72 are estimated to be of "two or more races" (2.4%). Of these, 331 are estimated to be "Hispanic or Latino" (11.1%).

Table 8: Race and Ethnic Composition of Residents

Race	Numbers for all residential blocks within the Project Area	Percentage
White	1,272	42.8%
Black or African American	200	6.7%
Asian	1,306	43.9%
American Indian or Alaska Native, Native Hawaiian or Pacific Islander	16	0.5%
Some Other Race	109	3.7%
Two or More Races	72	2.4%
Hispanic or Latino	331	11.1%

Source: 2010 US Census Bureau

E. HOUSEHOLD INCOME

Teska estimated the distribution of household income for residents within the Project Area based on 2010 US Census data. In order to estimate the number of moderate-, low-, very low-, and extremely low-income households in the Project Area, Teska used Census Tract household incomes from the 2010 US Census. As determined by the US Department of Housing and Urban Development ("HUD"), the definitions of the income categories, adjusted for household size, are as follows.

(i) An extremely low-income household has an adjusted income of not more than 30% of the area median income.
(ii) A very low-income household has an adjusted income of more than 30% and not more than 50% of the area median income.
(iii) A low-income household has an adjusted income of more than 50% and not more than 80% of the area median.
(iv) A moderate-income household has an adjusted income of more than 80% and not more than 120% of the area median.

The median household income (in 2011 inflation adjusted dollars) for the Village of Schaumburg was $67,426[4]. The estimates of households at or below the moderate-income level collectively represent approximately 74.1% of the total inhabited residential units in the Project Area. As a result, the Village will implement the Redevelopment Plan (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as if more than 50 percent of the residential units are occupied by extremely low-, very low-, low-, or moderate-income households.

Table 9: Study Area Very Low, Low Income, and Moderate Household Income Level and percentage of such households within the CBD TIF study area

Median Household Income Level	**Income categories based on Schaumburg's median household income**	% of Households within Study Area[8]	Total % of Households within Study Area[8]
Very Low to Low Income	**$53,941**	**48.8%**	**74.1%**
Very Low Income[5]	*$33,713*	*30% approx.*	
Low Income[6]	*$53,941*	*19 % approx.*	
Moderate Income[7]	**$80,911**	**25.4%**	

[4] Based on the 2007-2011 American Community Survey 5-Year Estimate for household in the Village of Westmont, the median household income is $67,426.

[5] Definition of Very Low Income Household as Defined by the Illinois Affordable Housing Act: "Very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence.

[6] Definition of Low Income Household as Defined by the Illinois Affordable Housing Act: "Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence.

[7] "Moderate income household" means a single person, family or unrelated persons living together whose adjusted income is more than 80% but less than 120% of the median income of the area of residence.

[8] The percentages of the study area households that qualify as very low, low, and moderate income were determined at the census tract level, as per the 2010 U.S. Census data.

II. RELOCATION PLAN

A. NUMBER AND LOCATION OF POSSIBLE REMOVALS

The Redevelopment Plan calls for development of public and commercial facilities in vacant and underutilized sites and redevelopment of commercial and residential properties in key locations within the Project Area. Redevelopment projects supported by the Redevelopment Plan include the rehabilitation of existing buildings; redevelopment of obsolete commercial and residential buildings and sites; new multi-family and mixed-use residential development; new commercial development; and creation and enhancement of community facilities, amenities, and infrastructure.

The overall redevelopment project presented in the Redevelopment Plan identifies the redevelopment goals, objectives, concept, and future land uses to be in effect upon adoption of the Redevelopment Plan. If public or private redevelopment occurs as a result of the Redevelopment Plan, displacement of some inhabited residential properties may result.

Properties that may be subject to change due to redevelopment efforts could result in the removal / displacement of the 1,700 residential units within the project area. Table 10 lists the number and type of units that may be relocated in the future. The removal of any of these buildings containing residential units and any displacement of residents of inhabited units will be done within the intent of the TIF Redevelopment Plan. These units, if displaced, are likely to be displaced over time throughout the life of the Redevelopment Plan.

Table 10: Number and type of units that may be relocated (maximum)

Housing Type		Number of Such Units that may be relocated
Condominiums	Studio	42
	1 Bedroom	235
	2 Bedrooms	232
Townhomes	2 Bedrooms	38
	3+ Bedrooms	25
Apartments	Studio	72
	1 Bedroom	626
	2 Bedrooms	415
	3 Bedrooms	15

B. RELOCATION PLAN

The Village's plan for relocation assistance for those qualified residents in the Project Area whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (D) below. No specific relocation plan has been prepared by the Village as of the date of this report because no project has been approved by the Village. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

C. REPLACEMENT HOUSING

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the Village shall make a good faith effort to ensure that affordable replacement housing located in or near the Project Area is available for any qualified displaced residents. The Redevelopment Plan calls for development and redevelopment of vacant, underutilized, and obsolete sites and the construction of new commercial and multi-family residential uses in the Project Area. Based on the nature of development and redevelopment that may occur in the Project Area, it is likely that replacement units would be available both inside and outside of the Project Area.

In order to determine the availability of potential replacement housing outside of the Project Area for those residents who may potentially be displaced by redevelopment activity, Teska researched local single-family and multi-family for sale and rental housing in the Village. Teska researched multi-family apartment complexes in Schaumburg and the surrounding communities via the internet site www.zillow.com and www.trulia.com during the last week of April 2013. Teska identified at least 15 apartment complexes in and around Schaumburg that are generally comparable to those within the project area.

Table 11, *Comparable Replacement Housing: Apartments*, presents the type, location and cost of rental units currently being marketed as compared to those within the project area. The available rent range for each unit type is also included.

Table 11: Comparable Replacement Housing: Apartments

Bedroom type	Address	Rent per month
Studios	Average rental rate of units in the project area	**$835**
	Village Park of Hoffman Estates, Hoffman Estates	$795
	413 N Main St, Glen Ellyn	$700
	2 Wheaton Center, Wheaton	$878
	100 Fellows Ct, Elmhurst	$700
	Price range of comparable units available	**$700 to $878**
1 Bedroom	Average rental rate of units in the project area	**$1,023**
	10 N Lincoln Meadows Dr, Schaumburg	$1,015
	TGM Park Meadows, Schaumburg	$1,115
	Willow Bend Apartments, Rolling Meadows	$1,032
	1116 S New Wilke Rd, Arlington Heights	$1,000
	Price range of comparable units available	**$1,000 to $1,115**
2 Bedrooms	Average rental rate of units in the project area	**$1,113**
	4700 Arbor Dr, Rolling Meadows	$1,025
	Village Green of Schaumburg	$1,340
	101 Bar Harbour Rd, Schaumburg	$1,100
	Apartment Solutions Hoffman Estates	$1,185
	Price range of comparable units available	**$1,025 to $1,340**
3 Bedrooms	Average rental rate of units in the project area	**$1,400-$1615**
	Willow Bend Apartments, Rolling Meadows	$1,629
	Barrington Lakes Apartments	$1,690
	Village Park of Palatine	$1,275
	Tanglewood Apartments, Arlington Heights	$1,448

Price range of comparable units available	**$1,275 to $1,690**

Source: www.zillow.com, April 2013.

Table 12, *Comparable Replacement Housing: Condominiums*, presents the type, location and cost of condominium units currently being marketed as compared to those within the project area. The available price range for each unit type is also included.

Table 12: Comparable Replacement Housing: Condominiums

Bedroom type	Location	Price per unit
Studios and 1 Bedrooms	Average sale price of units in the project area	**$45,000**
	5001 Carriageway Dr, Rolling Meadows	$29,900
	1126 S New Wilke Rd, Arlington Heights	$35,000
	4506 Kings Walk Dr, Rolling Meadows	$40,000
	Kristin Circle, Schaumburg	$54,000
	Price range of comparable units available	**$29,900 to $54,000**
2 Bedrooms	Average sale price of units in the project area	**$75,000**
	4524 Kings Walk Dr, Rolling Meadows	$59,900
	1126 S New Wilke Rd Arlington Heights	$73,000
	909 Casey Ct, Schaumburg	$74,900
	3115 Town Square Dr, Rolling Meadows	$124,900
	5200 Carriageway Dr, Rolling Meadows	$119,900
	21 Kristin Dr, Schaumburg	$126,000
	Price range of comparable units available	**$59,900 to $126,000**

Table 13, *Comparable Replacement Housing: Townhomes*, presents the type, location and cost of townhomes currently being marketed as compared to those within the project area. The available price range for each unit type is also included.

Table 13: Comparable Replacement Housing: Townhomes

Bedroom type	Address	Price per unit
2 Bedrooms	Average sale price of units in the project area	**$165,000**
	913 S Plum Grove Rd, Palatine	$350,000
	508 Del Lago Dr, Schaumburg	$97,850
	1007 Boston Cir, Schaumburg	$124,900
	2742 College Hill Cir, Schaumburg	$145,000
	Price range of comparable units available	**$97,850 to $350,000**
3+ Bedrooms	Average sale price of units in the project area	**$200,000**
	29 E Illinois Ave# 29, Palatine	$224,999
	102 Chicory Ct, Rolling Meadows	239,900
	618 W Central Rd, Arlington Heights	$144,500
	3808 Ashley Ct, Rolling Meadows	$259,900
	796 S Ravinia Cir, Palatine	$481,995
	Price range of comparable units available	**$144,500 to $481,995**

Besides the availability of specific unit types mentioned above, as per the 2010 Census, the townships of Palatine and Schaumburg have a total of 5,427 vacant units which include 2,526 for

rent units and 1,163 for sale units. This suffices the availability of comparable housing units in the surrounding area.

D. RELOCATION ASSISTANCE

In the event that the implementation of the Redevelopment Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the permanent displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The Village is required by the Act to make a good-faith effort to ensure that affordable replacement housing for such households is located in or near the Project Area.

As used in the above paragraph, "low-income households," "very low-income households," and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 *et seq*. as amended. As of the date of this study, these statutory terms have the following meaning:

(i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937;
(ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
(iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.
The Village of Schaumburg will make a good-faith effort to relocate these households to affordable housing located in or near the Project Area and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970. Additionally, the Village will take proactive measures to work with local housing agencies and organizations to ensure displaced residents find adequate housing.

Attachment 2: Glossary

Factors for Vacant Land – One Factor Test

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted" if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

Factors for Vacant Land – Two Factor Test

Obsolete Platting of Vacant Land. This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development.

Tax and Special Assessment Delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

Environmental Contamination. The 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.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value ("EAV") 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.

Attachment 3: Limitations of the Eligibility Study and Consultant Responsibilities

The Eligibility Study covers events and conditions that were determined to support the inclusion of the proposed Expansion Area in the North Schaumburg RPA as a "blighted area" for vacant land under the Act at the completion of our research in December 2025 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study (the "Report") summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The Village is entitled to rely on the findings and conclusions of the Report in including the proposed Expansion Area in the North Schaumburg RPA under the Act. SB Friedman has prepared the Eligibility Study with the understanding that the Village would rely: (1) on the findings and conclusions of the Eligibility Study in proceeding with the designation of the proposed Expansion Area and the adoption and implementation of this proposed Amended North Schaumburg Redevelopment Plan; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the proposed Expansion Area, so that the Report will comply with the Act and that the proposed Expansion Area can be included in the North Schaumburg RPA in compliance with the Act.

The Report is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Eligibility Study. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Tax Increment Financing (TIF) projections were prepared for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF District boundary and from inflationary increases in value. These projections were intended to provide an estimate of the final equalized assessed value (EAV) of the proposed TIF District.

As such, our report is intended solely for the Village's information, for the purpose of amending the North Schaumburg RPA and Original Redevelopment Plan. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Amend the Municipal Code Pertaining to Auto Repair Business License Requirements and Status on Auto Repair and Internet Auto Sales Businesses
02/24/26
Village Board

Presenter: Director of Community Development and Code Enforcement Supervisor
Lead Department: Community Development

Executive Summary:

The purpose of this memo is to provide information regarding enforcement status efforts on auto repair and internet sales license requirements that were adopted originally in September 2022 and later amended in March 2025. An update on this issue was last provided to PBD in August 2025, at which time the committee requested an update in February.

The ordinance amendment approved in March 2025, limited businesses to having 1 storage container; however it grandfathered in businesses that already had 2 containers at the time the ordinance was passed. A list of locations that were grandfathered was included in the code. Inspections conducted by staff since August 2025, have revealed additional auto repair businesses with 2 storage containers that were not included in the March 2025, code amendments. This memo also contains a recommendation to amend the Municipal Code pertaining to these compliant locations being included with the other locations allowed to maintain 2 storage containers on site.

Recommended Action:

The Village Manager recommends, the Planning, Building, and Development Committee accept the item as information and recommend to the Village Board to amend the Municipal Code pertaining to Auto Repair Business License Requirements regarding Grandfathered Storage Containers.

ATTACHMENTS:
- Memo
- Ordinance

MEMORANDUM

Date: January 28, 2026
To: Village Manager
From: Director of Community Development and Code Enforcement Supervisor
For: Planning, Building, and Development Committee
Subject: Recommendation to Amend the Municipal Code Pertaining to Auto Repair Business License Requirements and Status on Auto Repair and Internet Auto Sales Businesses

Introduction

The purpose of this memo is to provide information regarding enforcement status efforts on auto repair and internet sales license requirements that were adopted originally in September 2022 and later amended in March 2025. An update on this issue was last provided to PBD in August 2025, at which time the committee requested an update in February.

The ordinance amendment approved in March 2025, limited businesses to having **1** storage container; however, it grandfathered in businesses that already had 2 containers at the time the ordinance was passed. A list of locations that were grandfathered were included in the code. Inspections conducted by staff since August 2025, have revealed additional auto repair businesses with **2** storage containers that were not included in the March 2025 code amendments. This memo also contains a recommendation to amend the Municipal Code pertaining to these compliant locations being included with the other locations allowed to maintain **2** storage containers on site.

Discussion

Enforcement Efforts
Since August 2025, staff completed inspections and issued citations to several locations relating to the license requirements of auto repair and internet auto sales businesses. The inspections resulted in additional citations being issued to **69** licensed locations. Staff verified **4** locations have complied since being issued a recent citation. Parking and exterior storage continue to be consistent violations for these businesses as well as using placards to properly identify their vehicles. The citations are scheduled for February and March hearing dates. Locations with continued and repeated violations may face high fines and a License Revocation/Suspension Hearing with the Village Manager. The village could also take steps to seek a court order to remove storage containers if a business does not comply.

License Type	**# Licenses**	**# Noncompliant**
Auto Repair	108	64
Internet Auto Sales	18	1
As of Jan 2026, **Total**	**126**	**65**

Jan 2026	**July 2025**	**Violation Type**
68	86	Placard Use
31	40	Vehicle Parking
23	39	Exterior Storage
12	24	Parking Lot Maintained
11	35	Dumpster Enclosure
8	13	Storage Container
7	7	Parking Lot Circulation
3	2	Fencing

Date: **January 29, 2026**
For: Planning, Building, and Development Committee
Subject: Recommendation to Amend the Municipal Code Pertaining to Auto Repair Business License Requirements and Status on Auto Repair and Internet Auto Sales Businesses

Storage Container Compliance

In March 2025, amendments to code section 129F Licensed Auto Repair/Online Auto Sales were approved by the Village Board in Ord 25-029. The amendments approved licensed auto repair businesses to maintain **1** storage container on site if the business was the only business operating on the property, the container was no taller than **9.6** ft and screened by a compliant **8**-foot fence. The list below identifies licensed auto repair locations issued a citation for violations relating to storage containers:

- 1024 Lunt Ave, Revive Auto Body & Repair Inc – Pending compliance - on the installation of a new fence to screen the **1** storage container on site, parking, and exterior storage. A citation issued in 2023 remains pending with a large fine in Adjudication and the next hearing is 3/4/2026. Permits applied for in 2023, to repair the exterior of the building and repave the parking lot have been completed as of January 2026.
- 1008 Lunt Ave, Savage Auto Repair – Complied.
- 731 Lunt Ave, Automoto Inc – Pending compliance on the removal of **1** storage container with a height exceeding **9.6** ft. Owner may remove the trailer's wheels to comply. Additional items pending compliance relate to using placards, exterior storage, and parking.
- 819 Estes Ave, Gerber Collision and Glass - Pending compliance on the removal of **2** sheds, and use of placards in the vehicles.
- 817 Albion Ave, Jerry's Collision Center – Pending compliance on the removal of **3** of the **4** storage containers, exterior storage, and fencing.

Staff continue to identify locations with storage containers that are not auto repair businesses and require their removal to avoid enforcement action. This is an ongoing violation throughout the manufacturing district that staff continue to enforce with property owners and tenants. The 3 locations below were recently identified to be in violation and are being investigated.

- 917 Lunt Ave
- 800 Lunt Ave
- 520 Morse Ave

The amendments approved **5** specific locations to maintain no more than **2** storage containers upon verification that requirements were met. These specific locations were listed in Appendix A of the ordinance. The status of these 5 locations is noted below:

1. 495 Estes Ave, DJ's Auto Service Inc - Compliant
2. 1007 Lunt Ave, BNC Quality Auto Body Inc - Pending compliance – on container locations, fencing, and removal of exterior storage.
3. 810 Estes Ave, Busa Auto Body LLC –Pending compliance – on removal of excessive exterior storage, parking, and striping. A citation issued in 2023 remains pending with a large fine in Adjudication and the next hearing is 3/4/2026.
4. 810 Lunt Ave, America's Auto Body Inc - Pending compliance - removal of 4 of the 6 containers on site, compliant fencing, and removal of exterior storage shelving.

5. 935 Lunt Ave, Ava Automotive LLC – Pending compliance - this business is no longer operating at this location, and the new tenant is not an auto repair business. Notice was made to the property owner to have both containers removed. Staff recommend a code amendment be approved that the location is no longer allowed to have 2 storage containers due to changes in use verified after approval was granted to this location.

Staff identified and confirmed there are additional locations with 2 storage containers that were compliant at the time and were not included in the approved amendments. Staff recommend a code amendment be approved to include these locations with the other locations. Both locations listed below remain the sole occupants of the property and compliant with all auto repair license and storage container requirements:

- 924 Morse Ave, Collision Service Center
- 895-899 W Wise Rd, Schaumburg Auto Body Inc

Staff recommend the following amendment to the Municipal Code pertaining to these locations. The text below identifies the redline changes proposed for a code amendment.

TITLE 11 - BUSINESS REGULATIONS
CHAPTER 129F: AUTO REPAIR/AUTO BODY AND INTERNET AUTO SALES

APPENDIX A:

- 495 Estes Avenue, Schaumburg, IL 60193. PIN: 07-33-201-076-0000
- 1007 Lunt Avenue, Schaumburg, IL 60193. PIN: 07-33-102-023-0000
- 810 Estes Avenue, Schaumburg, IL 60193. PIN: 07-33-200-020-0000
- 810 Lunt Avenue, Schaumburg, IL 60193. PIN: 07-33-201-071-0000
- 935 Lunt Avenue, Schaumburg, IL 60193. PIN: 07-33-102-042-0000 *No longer allowed to have 2 storage containers as of February 2026, due to changes in use verified after approval was granted to this location.*
  - *924 Morse Avenue, Schaumburg, IL 60193. PIN: 07-33-102-030-0000*
  - *895-899 W Wise Road, Schaumburg, IL 60193. PIN: 07-33-200-065-0000 and 07-33-200-066-0000*

Conclusion

Inspections conducted by Code Enforcement staff since August 2025 of currently licensed auto repair and online auto sales businesses revealed locations are not consistently compliant, particularly with the operational requirements of the license including the use of placards and exterior storage. Staff will continue with inspections and enforcement efforts including high fines and possible license revocation to ensure compliance with all requirements.

Recommendation

Staff recommend, the Planning, Building, and Development Committee recommend to the Village Board Amend the Municipal Code Pertaining to Auto Repair Business License Requirements.

PUBLICATION OF:

ORDINANCE NO. 26-___

AN ORDINANCE AMENDING TITLE 11, CHAPTER 129F OF THE SCHAUMBURG VILLAGE CODE REGARDING APPENDIX A – AUTO REPAIR/AUTO BODY AND INTERNET AUTO SALES

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-___

AN ORDINANCE AMENDING TITLE 11, CHAPTER 129F OF THE SCHAUMBURG VILLAGE CODE REGARDING APPENDIX A – AUTO REPAIR/AUTO BODY AND INTERNET AUTO SALES

WHEREAS, the Village of Schaumburg is a home rule unit of local government pursuant to Article VII, Section 6 of the Illinois Constitution of 1970 and may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Title 11, Chapter 129F of the Schaumburg Village Code regulates Auto Repair, Auto Body, and Internet Auto Sales businesses; and

WHEREAS, in March 2025, the Village Board adopted amendments to Chapter 129F limiting storage containers for licensed auto repair businesses and identifying certain properties in Appendix A that were permitted to maintain no more than two (2) storage containers upon verification of compliance; and

WHEREAS, staff have since verified that certain additional locations were compliant with the applicable requirements at the time of the prior amendment but were inadvertently omitted from Appendix A; and

WHEREAS, staff have further verified that the property located at 935 Lunt Avenue is no longer occupied by an auto repair business and therefore no longer qualifies to maintain two (2) storage containers under Appendix A; and

WHEREAS, the President and Board of Trustees find that amending Appendix A of Chapter 129F as set forth herein is in the best interests of the Village and promotes consistent enforcement of the Village Code.

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

SECTION ONE: The recitals set forth above are hereby incorporated into this Section as though fully set forth herein.

SECTION TWO: Title 11, Chapter 129F, Appendix A of the Schaumburg Village Code is hereby amended to read as follows:

APPENDIX A
(Locations Permitted to Maintain No More Than Two (2) Storage Containers Subject to Compliance with Chapter 129F)

• 495 Estes Avenue, Schaumburg, IL 60193. PIN: 07-33-201-076-0000

• 1007 Lunt Avenue, Schaumburg, IL 60193. PIN: 07-33-102-023-0000

ORDINANCE NO. 26-___

AN ORDINANCE AMENDING TITLE 11, CHAPTER 129F OF THE SCHAUMBURG VILLAGE CODE REGARDING APPENDIX A – AUTO REPAIR/AUTO BODY AND INTERNET AUTO SALES

• 810 Estes Avenue, Schaumburg, IL 60193. PIN: 07-33-200-020-0000

• 810 Lunt Avenue, Schaumburg, IL 60193. PIN: 07-33-201-071-0000

• 924 Morse Avenue, Schaumburg, IL 60193. PIN: 07-33-102-030-0000

• 895-899 W Wise Road, Schaumburg, IL 60193. PIN: 07-33-200-065-0000 and 07-33-200-066-0000

The property commonly known as 935 Lunt Avenue, Schaumburg, Illinois, PIN: 07-33-102-042-0000, is hereby removed from Appendix A and shall no longer be permitted to maintain two (2) storage containers as of the effective date of this Ordinance.

SECTION THREE: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION FOUR: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, such invalidity shall not affect the remaining provisions of this Ordinance.

SECTION FIVE: This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided 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 Approve a Special Use for a Type "A" Restaurant and Parking Variation for Ahaar Restaurant / 25 S. Roselle Road
02/24/26
Village Board

Presenter: Todd Wenger, PLA, ASLA, Senior Planner
Lead Department: Community Development

Executive Summary:

Case Title
Z2511-03 / Ahaar Restaurant / 25 S. Roselle Road / Special Use for a Type "A" Restaurant and Parking Variation

Hearing Date
February 11, 2026

Summary
The petitioner requests approval of a Special Use for a Type "A" Restaurant and Parking Variation for Ahaar Restaurant to be located at 25 S. Roselle Road within the Olde Schaumburg Centre (OSC) historic district. The proposed Ahaar Restaurant will fill the former Deerfield's Bakery site at the corner of Quindel Avenue and Roselle Road. The proposed restaurant will be approximately 4,633 square feet in size with 100-120 seats. The petitioner plans to focus on authentic Indian cuisine, with an emphasis on using quality ingredients. Classic Indian flavors and dishes will be prepared using traditional techniques to showcase the essence of Indian culinary heritage.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
8 – 0 with one member(s) absent

If the Village Board concurs with the Zoning Board of Appeals' recommendation, they should approve the request as presented.

ATTACHMENTS:
- Z2511-03 Ahaar Restaurant - Final Report.docx
- ZBA Submittal - Ahaar - Location Map - 2025.11.14.pdf
- ZBA Submittal - Ahaar - Business Narrative - 2025.11.14.pdf
- ZBA Submittal - Ahaar - Interior Renderings - 2025.11.14.pdf
- ZBA Submittal - Ahaar - Architectural Plans - 2026.01.12.pdf
- ZBA Submittal - Ahaar - ALTA Survey - 2025.11.14.pdf
- ZBA Submittal - Ahaar - Engineering Plans - 2026.01.12.pdf

- ZBA Submittal - Ahaar - Menu - 2025.11.14.pdf
- FINAL Z2511-03 Ahaar Rest Minutes 2-11-26.pdf
- Redacted Z2511-03 Ahaar Rest Application.pdf

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Todd Wenger, PLA, ASLA
Senior Planner

HEARING DATE: February 11, 2026

DATE PREPARED: February 5, 2026

CASE NUMBER: Z2511-03

TITLE: AHAAR RESTAURANT / 25 S. Roselle Road / Special Use for a Type "A" Restaurant and Parking Variation

BACKGROUND INFORMATION

Petitioner:	Sandeep Kumar
Address of Petitioner:	151 Fulbright Lane Schaumburg, IL 60194
Status of Petitioner:	Developer
Owner of Parcel:	Chattels Holdings, LLC
Address of Owner:	7228 N Kenneth Avenue Lincolnwood, IL 60712
Existing Zoning:	B-2 General Business District/OSC Overlay
Existing Land Use:	Vacant Commercial Building

Requested Actions:

- Special Use for a Standalone Type "A" Restaurant [Title 15, Chapter 154, Section 154.90.04(A)(1) of the Zoning Ordinance]
- Parking Variation to Reduce the Required Parking from 57 to 26 spaces [Title 15, Chapter 154, Section 154.123 of the Zoning Ordinance]

ANALYSIS

Staff Discussion:

The petitioner requests approval of a Special Use for a Type "A" Restaurant and Parking Variation for Ahaar Restaurant to be located at 25 S. Roselle Road within the Olde Schaumburg Centre (OSC) historic district. The proposed Ahaar Restaurant will fill the long vacant site previously occupied by Deerfield's Bakery at the corner of Quindel Avenue and Roselle Road, south of Phat Phat Restaurant.



The village's zoning code permits small (<4,500 sq. ft.) in-line restaurants outright but requires standalone and larger in-line restaurants to obtain Special Use Approval. The proposed standalone Ahaar Restaurant will be approximately 4,633 square feet in size with 100-120 seats. The petitioner plans to focus on authentic Indian cuisine, with an emphasis on using quality ingredients. Classic Indian flavors and dishes will be prepared using traditional techniques to showcase the essence of Indian culinary heritage. The petitioner brings neary 20 years of experience in the hospitality and food industry to this restaurant. The petitioner is anticipating hiring approximately 12 employees to help staff the restaurant. The restaurant will include typical lunch and dinner meal periods with both dine-in and take-out service options. Below are the anticipated hours of operation:

Lunch Hours:
Tuesday – Friday: 11:00 am – 2:00 pm
Saturday & Sunday: 12:00 pm – 3:00 pm

Dinner Hours:
Tuesday – Thursday: 4:30 pm – 9:30 pm
Friday & Saturday: 4:30 pm – 10:00 pm
Sunday: 4:30 pm – 9:30 pm

*Mondays - Closed

The petitioner is proposing minimal architectural changes to the exterior of the existing building. The existing windows will be replaced with new double-hung, vinyl windows replicating historic mullion patterns on the bottom panes and non-operable, transom windows on the top. The small arched parapet roof over the entry will be removed in favor of a flat roofline. The petitioner is also proposing to remove the swag & bow decorative frieze pattern from the top parapet areas. The Olde Schaumburg Centre Design Manual discourages the application of imitation design features which were not in keeping with the style or period of architecture being emulated. Staff believes that the removal of the arched parapet and frieze will result in a building which more closely resembles the plain folk architecture that was predominantly constructed in Schaumburg around the turn of the 1900's.

Several replacement doors are proposed along with a new door to be added to the south side of the building to allow access to the sprinkler room. Staff has included a condition that all new doors shall appear period correct and resemble wood construction with raised panels or similar details which are more period correct and aesthetically pleasing. The new doors may be painted to match the exterior of the building as to blend in with the existing architecture. The proposed metal and glass canopy over the front entry does not appear to be historically correct and staff has added a condition that this canopy should be omitted or modified to match the other canopy features on the existing building.

The petitioner is also proposing to repaint the exterior of the existing building with period appropriate navy blue and light tan colors. While the colors are in keeping with the OSC Design Manual, staff is recommending that their application be modified to provide a more cohesive overall color scheme that carries the lighter "Weston Flax" color around to all sides of the building to help break-up the predominant "Hale Navy" color. Staff is suggesting that the lighter color be continued throughout the building's parapet/cornice areas and/or as a weight line under the windows around the building's base. Additionally, the petitioner has proposed new wall sconces and uplighting which does not appear to meet the historic character of the District. Staff is recommending that alternate lighting styles be selected which more closely match the historic intent of the District.

Staff believes that these minor exterior changes are in keeping with the original intent of the building's architecture and while these changes could be approved as an Administrative Amendment, the changes are being considered in conjunction with the Special Use Approval. Staff is supportive of the proposed architectural changes, with the conditions as noted above, and believes the proposed restaurant use is appropriate for the location.

Standards for Special Use Determination:

(a) The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community:

Staff believes that the proposed Ahaar Restaurant is in keeping with the village's Comprehensive Plan designation and zoning classification. The proposed use at this particular location makes logical sense and is desirable for the neighborhood and community.

(b) Such use will not, under the circumstances or the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity:

The proposed restaurant use is the same as the adjacent use to the north and compatible with other surrounding uses and will not be detrimental to the health, safety, morals or general welfare of people residing or working in the vicinity or injurious to property values or improvements in the vicinity. The proposed restaurant use will provide a fine dining alternative and help activate a commercial space that has been vacant for many years.

(c) The proposed use will comply with the regulations and conditions specified in this chapter for such use and with the stipulations and conditions made as part of the authorization granted by the village board:

Staff believes the proposed restaurant use will comply with the regulations and conditions specified in this chapter for such use.

Zoning History:

The subject property has been zoned B-2 General Business District since publication of the Village's first Zoning Map in 1961. In 1978 the Village created the Olde Schaumburg Centre District and included the property in the district limits. The Village Board approved plans for the construction of

the present building in 1980 when it was known as Thorsen Realty (OSCC7911-03 and SP8003-02). In 1986 the Village Board approved plans for Red Carpet Realty at 33 South Roselle Road, including a stipulation that the petitioner "cooperate in any cross-access agreement with the property to the north (25 S. Roselle Road). The Village Board approved a new set of double doors to the building in 1989 (OSCC8909-01), which were later changed to bi-folding doors with the future bakery. In 2000 Deerfield's Bakery received Site Plan Approval including facade changes and new signage (Case No. OSCC0001-01). The associated zoning entitlements (Z0001-04) for Deerfield's included approval of Type "C" Restaurant, Site Plan Approval and Parking Variation. The building has been vacant since Deerfield's closed in 2020.

Surrounding Zoning and Land Uses:

North: B-2 General Business District/OSC Overlay (Phat Phat Restaurant)
South: B-2 General Business District/OSC Overlay (Accurate Personnel Services, Commercial Building)
East: R6 /OSC Overlay (13 East Quindel "Lengl House", Residential)
West: B-2 General Business District/OSC Overlay (Town Square Shopping Center, Commercial-Service)

Compatibility with Surrounding Land Uses:

The restaurant will primarily be surrounded by commercial retail and service uses on three sides with single-family residential to the rear. The single-family home is buffered from the proposed restaurant use by their large, detached garage and a landscape hedge. The proposed use will generally be compatible with and will not have a negative effect on the surrounding land uses.

Comprehensive Plan Designation:

The subject location is designated as Community Commercial in the Village's Comprehensive Plan. Community Commercial uses help provide for the everyday needs of the village's residents. These sites may be aligned along collector or arterial streets and include such uses as restaurants, retailers, small offices and the like. The proposed restaurant will be situated at the corner of a collector and arterial street and its use is appropriate given its Comprehensive Plan designation.

Parking Variation:

Parking for the Subject Property is calculated as follows:

Use / Square Footage	Parking Rate	Required Parking
Proposed Type "A" Restaurant 4,633 sq. ft. GFA 3,545 sq. ft. NFA	16 per 1,000 square feet of remaining indoor NFA.	57 spaces
Total Parking Required		**57 spaces**
Total Parking Provided		**24 spaces**
Total Parking Deficit		**33 spaces**

Per section 154.123 of the Zoning code, a total of 57 parking spaces are required for the size and type of restaurant proposed. The subject property has a total of 24 parking spaces that are located east and south of the building. To partially account for the 33 parking space deficit, the petitioner has entered into a parking agreement with the property to the south (33 S. Roselle Road) for the use of 25 additional parking spaces. Staff asked the petitioner to perform parking counts in the adjacent lot to ensure that spaces were available during the restaurant's proposed peak weekend and evening days/times. The chart below shows that the majority of the 41 parking spaces in the adjacent lot were open during the restaurant's anticipated peak hours and more than 25 spaces were available at any given time.

Date	Day	Time	Available Spaces	Occupied Spaces
12/10/2025	Wed	2:15 pm	31	10
12/12/2025	Fri	5:50 pm	40	1
12/14/2025	Sun	5:30 pm	40	1
12/16/2025	Tue	5:51 pm	41	0
12/18/2025	Thr	4:30 pm	37	4
12/21/2025	Sun	12:00 pm	41	0
1/23/2026	Fri	2:30 pm	36	5
1/24/2026	Sat	4:00 pm	39	2

The remaining 8 parking space deficit can be accounted for in the village's Olde Schaumburg Center (OSC) shared parking lots. The OSC parking lots were aggregated and created to provide shared parking for the surrounding commercial, service, and restaurant uses that have historically been parking challenged. The OSC parking lots contain 278 parking spaces for which less than 267 spaces have been allocated, leaving more than enough parking to accommodate the remaining deficit.

Staff has included a condition with this approval that the petitioner work with the village to enter into the OSC Owner's Agreement for use of the additional shared parking spaces needed. In addition, staff has included several conditions related to the off-site parking agreement with 33 S Roselle Road to strengthen the longevity of the agreement and to notify the village if either party decides at some point in the future to terminate the agreement. If the parking agreement is terminated without a suitable parking alternative being established, the restaurant's Special Use Approval could be revoked or suspended. Given the proposed parking agreement with the property to the south and staff's recommended changes to that agreement, as well as the number of spaces available in the Olde Schaumburg Center municipal lot, staff believes that the petitioner's parking deficit will be adequately covered.

Planning Comments:

1. The proposed Ahaar Restaurant shall remain in substantial conformance with the adopted business narrative.
2. Separate Sign Permits shall be required for the installation of each ground and/or wall sign.
3. To help remediate the required parking variation, the petitioner shall make good faith effort to enter into the Olde Schaumburg Centre, Parking Lot Owner's Agreement for the use of the shared parking lots to the greatest extent possible.

4. The proposed Parking Agreement with 33 S. Roselle Road for the restaurant's use of 25 off-site parking spaces is not perpetual and shall therefore be augmented with the following recommended changes, or as mutually agreed upon with village staff:
    a. Extend the auto-renew lease from 1-year to a 3-year term.
    b. Extend the notice for termination from 30 days to 180 days.
    c. Require that the Village of Schaumburg be notified of any termination request at the same time as either party.
    d. Require that the agreement be recorded against both properties.
5. If the off-site Parking Agreement with 33 S. Roselle Road is terminated without a suitable parking alternative being established to fulfill the parking deficit, the village may choose to revoke or suspend the petitioner's Special Use Approval.
6. The existing metal railing shall be replaced or retrofitted to match proposed railing which is more period correct and aesthetically pleasing.
7. The proposed wall sconces and lighting are not historically correct. Provide lighting which meets the intent of the OSC Design Guidelines.
8. The two proposed paint colors are acceptable, but their application shall be modified to provide a more cohesive overall color scheme that carries the lighter toned "Weston Flax" color around to all sides of the building via the parapet/cornice and/or a weight line under the windows around the building's base to help break-up the overwhelming and predominant "Hale Navy" color.
9. The proposed metal and glass canopy over the front entry does not appear to be historically correct and should be omitted or modified to match other features on existing building.
10. New doors shall appear period correct and resemble wood construction with raised panels or similar details which are more period correct and aesthetically pleasing.

Landscape Comments:

1. The approved Landscape Plan for the property has been provided for the petitioner's reference. Any damaged or missing plantings as a result of construction or otherwise shall be replaced prior to occupancy, weather permitting.

Building Comments:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village board, commission or official, shall become null and void if no building permit is issued within the one (1) year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one (1) year upon the written request of the owner of the subject property or their authorized agent.
2. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg.

3. Update the occupancy calculations. Occupant loads must be rounded up to the next whole number; rounding down is not permitted.
4. The north service ramp is non-compliant. Provide 60" x 60" landings at top and bottom. Maximum slope of 1:8 (non-accessible service ramp) with a minimum 48" wide ramp. Handrails are not required.
5. The east egress ramp is non-compliant. Provide 60" x 60" landings at top and bottom. The maximum slope may be 1:12. Handrails are required on both sides (slope exceeds 1:20) with a minimum of 48" clear width measured between handrails.

Health Comments:

1. All refuse and recycling bins must be stored in an adequately sized dumpster enclosure.
2. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.

Transportation Comments:

1. The Traffic Agreement and Trespass Agreement have been received by the village; however, the submitted forms have not been fully executed, as they do not include the property owner's signature. The owner's signature is required for these agreements to be considered complete and to satisfy applicable code requirement, including Section 154.121(K), prior to permit issuance.

Fire Prevention Comments:

1. Shift the Fire Department connection to a location that is not blocked by exterior stairs/railing.
2. The drive aisle located south of the building shall be designated as a fire lane. The curb shall be painted yellow and signage shall be provided.

Engineering Comments:

1. A Land Development Permit is required prior to commencing any site work, and prior to receiving any Building Permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved engineer's opinion of probable cost estimate, which includes any landscaping and site lighting.
2. An IEPA Water Supply Permit will be required for the on-site watermain. Submit a draft copy of the application with the land development submittal.
3. Add a valve vault to the proposed water service. Provide standard village detail for valve vault to plans.
4. A permit from Cook County Department of Transportation and Highways is required for work in Roselle Road.
5. Correct the address on the plans to read "25 S. Roselle Road".
6. Omit references to residential specifications on the plans.

Engineering & Public Works Comments:

1. Provide a cut-in "T" connection as required; a pressure connection will not be allowed.
2. Add a note on plans: "All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). Contractor shall contact EPW a minimum of 48 hours prior to scheduled shutdown of private water system, so a representative from EPW can witness the shutdown and the associated work."
3. Confirm that the proposed new 4" water line is sufficient for service and sprinkler system.
4. Show in notes/callout here that water line is to be DB.
5. Add to note No. 24: "Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m^2 of pipe surface area."
6. Add to note 24: "Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5."

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends **approval** of a Special Use for a Type "A" Restaurant and Parking Variations for Ahaar Restaurant, to be located at 25 S. Roselle Road, Case No. Z2511-03, subject to the following conditions:

1. The proposed Ahaar Restaurant shall remain in substantial conformance with the adopted business narrative.
2. Prior to the issuance of an Occupancy Permit the petitioner shall make good faith effort to enter into the Olde Schaumburg Centre, Parking Lot Owner's Agreement for the use of the shared parking lots to the greatest extent possible.
3. Prior to the issuance of a Building Permit the proposed Parking Agreement with 33 S. Roselle Road for the restaurant's use of 25 off-site parking spaces shall be augmented with the following recommended changes, or as mutually agreed upon with village staff:
   a. Extend the auto-renew lease from 1-year to a 3-year term.
   b. Extend the notice for termination from 30 days to 180 days.
   c. Require that the Village of Schaumburg be notified of any termination request at the same time as either party.
   d. Require that the agreement be recorded against both properties.
4. If the off-site Parking Agreement with 33 S. Roselle Road is terminated without a suitable parking alternative being established to fulfill the parking deficit, the village may choose to revoke or suspend the petitioner's Special Use Approval.
5. Prior to the issuance of a permit, the Traffic Agreement and Trespass Agreement forms shall be fully executed, including the property owner's signature. The owner's signature is required for these agreements to be considered complete and to satisfy applicable code requirement, including Section 154.121(K).
6. A Land Development Permit is required prior to commencing any site work, and prior to receiving any Building Permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved engineer's opinion of probable cost estimate, which includes any landscaping and site lighting.

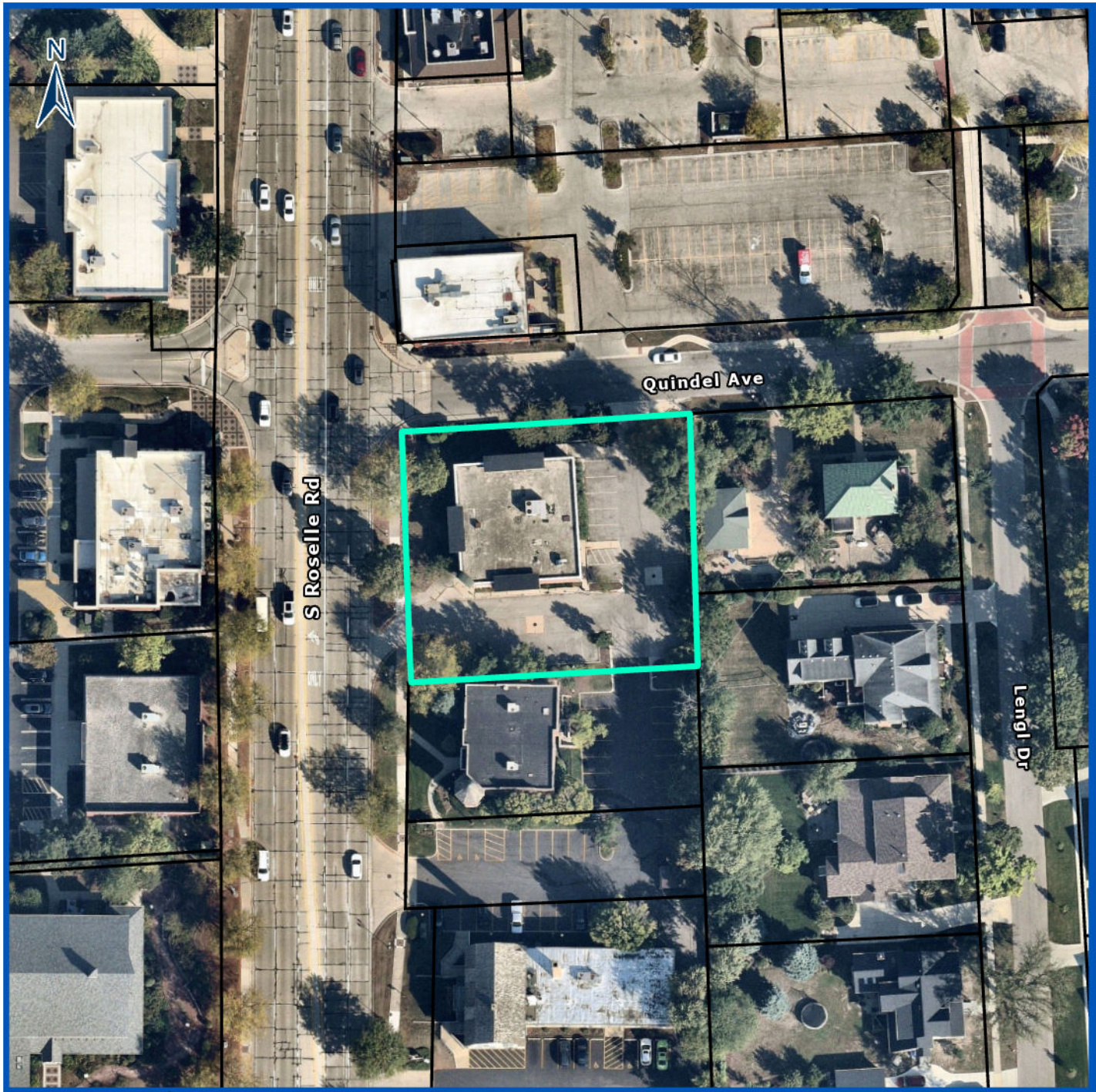
7. An IEPA Water Supply Permit will be required for the on-site watermain. Submit a draft copy of the application with the Land Development Permit submittal.
8. A permit from Cook County Department of Transportation and Highways is required for work in Roselle Road.
9. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department for review and approval illustrating the following:
    a. Add a valve vault to the proposed water service. Provide standard village detail for valve vault to plans.
    b. Provide a cut-in "T" connection as required; a pressure connection will not be allowed.
    c. Add a note on plans: "All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). Contractor shall contact EPW a minimum of 48 hours prior to scheduled shutdown of private water system, so a representative from EPW can witness the shutdown and the associated work."
    d. Show in notes/callout on plans that water line is to be directional bored.
    e. Add to note No. 24: "Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m^2 of pipe surface area."
    f. Add to note 24: "Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5."
    g. The drive aisle located south of the building shall be designated as a fire lane. The curb shall be painted yellow and signage shall be provided.
    h. Correct the address on the plans to read "25 S. Roselle Road".
    i. Omit references to residential specifications on the plans.
10. Prior to issuance of Occupancy Permit, any damaged or missing plantings as a result of construction or otherwise shall be replaced, weather permitting. The approved Landscape Plan for the property has been provided for the petitioner's reference.
11. A Building Permit, in accordance with the current regulations and requirements of the village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village Board, commission or official, shall become null and void if no building permit is issued within the one year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one year upon the written request of the owner of the subject property or their authorized agent.
12. Prior to the issuance of Building Permit, the petitioner shall submit a revised copy of the Architectural Plans to the Community Development Department for review and approval illustrating the following:
    a. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg.
    b. Update the occupancy calculations. Occupant loads must be rounded up to the next whole number; rounding down is not permitted.

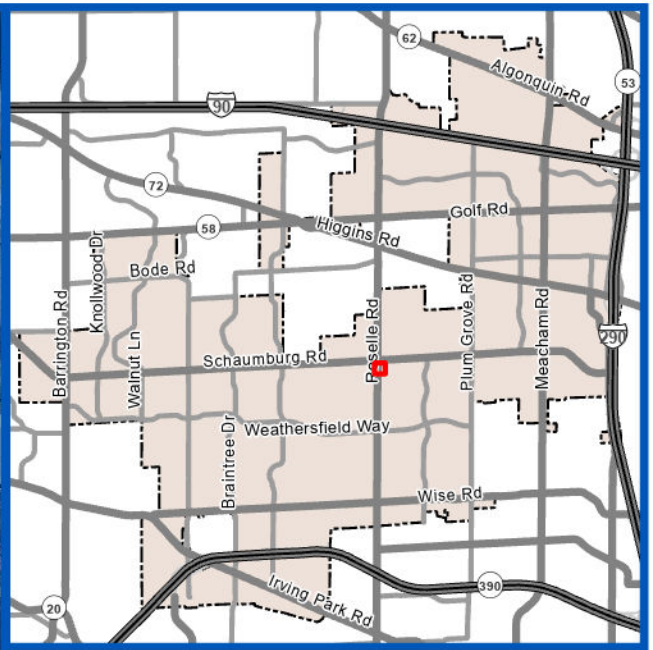
c. The north service ramp is non-compliant. Provide 60" x 60" landings at top and bottom. Maximum slope of 1:8 (non-accessible service ramp) with a minimum 48" wide ramp. Handrails are not required.
d. The east egress ramp is non-compliant. Provide 60" x 60" landings at top and bottom. The maximum slope may be 1:12. Handrails are required on both sides (slope exceeds 1:20) with a minimum of 48" clear width measured between handrails.
e. The existing metal railing shall be replaced or retrofitted to match proposed railing which is more period correct and aesthetically pleasing.
f. The proposed wall sconces and lighting are not historically correct. Provide lighting which meets the intent of the OSC Design Guidelines.
g. The two proposed paint colors are acceptable, but their application shall be modified to provide a more cohesive overall color scheme that carries the lighter toned "Weston Flax" color around to all sides of the building via the parapet/cornice and/or a weight line under the windows around the building's base to help break-up the overwhelming and predominant "Hale Navy" color.
h. The proposed metal and glass canopy over the front entry does not appear to be historically correct and should be omitted or modified to match other features on existing building.
i. New doors shall appear period correct and resemble wood construction with raised panels or similar details which are more period correct and aesthetically pleasing.
j. Shift the Fire Department connection to a location that is not blocked by the exterior stairs/railing.

13. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
14. All refuse and recycling bins must be stored in an adequately sized dumpster enclosure.
15. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:
    a. Architectural Plans; Sheets 1-17, prepared by Pro-Plan Architects, PC, dated January 12, 2026, received by the Community Development Department on January 27, 2026.
    b. Engineering Plans; Sheets 1-8; prepared by Engineering Resource Associates; dated January 12, 2026, received by the Community Development Department on January 27, 2026.
    c. Interior Renderings; Sheets 1-10, prepared by Ideation Studio; dated October 15, 2025, received by the Community Development Department on January 27, 2026.
    d. Design Concept; Sheet 1 of 1, prepared by Ideation Studio; dated October 15, 2025, received by the Community Development Department on January 27, 2026.
    e. ALTA Survey, Sheet 1 of 1, prepared by Doland Engineering, dated December 10, 2020, received by the Community Development Department on January 12, 2026.
    f. Project Narrative; Sheets 1-2, prepared by Sandeep Kumar, received by the Community Development Department on January 27, 2026.
    g. Restaurant Menu; Sheets 1-2, prepared by Sandeep Kumar, received by the Community Development Department on January 27, 2026.

h. Parking Lot Lease Agreement; Sheets 1-4, prepared by Sandeep Kumar, received by the Community Development Department on January 27, 2026.

pc: Petitioner
Owner of Property





Subject Property

Z2511-03

AHAAR RESTAURANT

Special Use for a Type "A" Restaurant and Parking Variation

0 40 80
Feet

VILLAGE OF SCHAUMBURG

25 S. Roselle Road

Prepared By:
Village of Schaumburg
Community Development Department

Address: - 25 S Roselle Rd, Schaumburg, Illinois 60193

Area 4600 SF

 # Of Employee: 12

Type Of Cuisine: Traditional Authentic Indian Cuisine Veg/Non-Veg

Style of Service: Casual Fine Dinning

Liquor Service: Full Bar with unique cocktails & Wine

Seating Capacity: 100 – 120

As of 2025, the Village of Schaumburg has a population of over 77,000. Surrounding communities contribute significantly to the target market, with an estimated population of approximately 331,000 within an 8–10-mile radius. Typically, a well-established restaurant can attract customers from a 12–15-mile radius, especially when known for high-quality food and excellent service.

The upcoming restaurant, “Ahaar,” will cater to this market by offering a unique combination of traditional and popular Indian dishes made with premium ingredients. Paired with genuine hospitality and elevated service standards, Ahaar aims to set a new benchmark in the Schaumburg restaurant industry.

Ahaar will focus on authentic Indian cuisine, emphasizing quality without compromise. The concept highlights classic Indian flavors and dishes prepared with traditional techniques, showcasing the essence of Indian culinary heritage. The restaurant will also pursue a wine and beer license after opening, as Indian signature dishes pair well with alcoholic beverages such as wine, beer, and cocktails.

Ahaar’s competitive edge will lie in its commitment to high-quality ingredients, in-house secret sauces, and signature recipes. The addition of alcoholic beverage offerings is expected to boost revenue by enhancing the dine-in experience. As the business grows, Ahaar plans to introduce initiatives such as a customer rewards program, gift certificates, and sales competitions to further increase customer engagement and revenue.

To manage operations efficiently, Ahaar will implement the Clover POS system. This automated solution will assist in tracking restaurant sales, managing expenses, maintaining cost control, and generating accurate profit and loss statements. It will also support reservation management and help estimate profit margins.

Background of Founder – Mr. Kumar

Mr. Kumar brings nearly 20 years of experience in the hospitality and food and beverage industry, both in the United States and internationally. His career includes time in Dubai and Doha, where he gained exposure to global culinary standards and service excellence.

He has worked at prestigious establishments such as The Ritz-Carlton Hotel, Frenchman's Creek Country Club, and most recently, at the Four Seasons Hotel in Chicago, where he served for 12 years until the COVID-19 pandemic in 2020. Throughout his career, he has focused on small-batch preparation, premium ingredients, and preserving the authenticity of recipes.

After thoroughly researching the restaurant landscape in the northwest suburbs, Mr. Kumar identified a market gap for an authentic Indian restaurant that prioritizes flavor and quality. Ahaar was conceived to fill that need.

Design Development Package

ahaar

Indian Kitchen + Bar

Design Brief: AHAAR – A Fresh Modern Indian Dining Concept

AHAAR is a fresh new Indian dining concept designed to bring modern energy to timeless traditions. The name Ahaar—meaning "nourishment" in Sanskrit—captures the heart of the concept: food that feeds the body, soul, and community. The restaurant will offer an elevated, sit-down fine dining experience that blends the richness of India's culinary heritage with a contemporary, welcoming atmosphere.

Brand Essence
- Warm Hospitality: Guests are embraced with genuine care and attention.
- Thoughtfully Crafted: Every detail—from the flavors to the design—is intentional.
- Authentic yet Modern: True northern Indian culinary traditions elevated with fresh, quality ingredients and modern presentation.
- The Art of Cooking: Honoring cooking as both a craft and a cultural expression.
- Aromatic & Nourishing: An experience that delights the senses and soothes the spirit.

Design Goals
- Create a Memorable Ambience: A welcoming space that feels vibrant, bold, and warm, drawing inspiration from the colors of northern India.
- Blend Tradition & Modernity: Celebrate India's culinary roots while presenting them in a contemporary, globally appealing way.
- Neutral Spirituality: Draw subtle influence from Hindu spiritual ascents—light, balance, and harmony—without overt religious symbolism, ensuring inclusivity.
- Fine Dining Experience: Focus on a refined sit-down atmosphere, moving beyond casual dining to deliver sophistication and comfort.
- Mood Impact: Design should soothe and inspire, leaving guests with a sense of nourishment beyond food.
-

Design Direction
- Color Palette: Rich, vibrant, and bold hues inspired by northern India—saffron, turmeric gold, deep crimson, emerald, and warm neutrals.
- Materials & Textures: Natural woods, brushed metals, handcrafted details, and subtle textiles to evoke warmth and authenticity.
- Lighting: Layered, ambient lighting that creates intimacy while highlighting the artistry of plating and décor.
- Cultural References: Patterns and motifs inspired by Indian artistry, interpreted in a modern, minimal way.
- Ambience: A fine balance of energy and calm—where the vibrancy of the cuisine meets a soothing, welcoming environment.
- Brand Story Integration
- AHAAR's story is one of heritage and freshness—deeply rooted in northern Indian culinary traditions while reimagined for today's dining culture. Guests will be invited to "read the story" on the website and within the dining environment, reinforcing the authenticity of the concept.

Northern Indian leans into ornamentation, narrative, and color — tied to festivals, spirituality, and regional crafts.

Subtle warm - rich - Not bright.

Entry View

Host-stand: Plastic laminate, wood with a think silestone top.

Walls: Live wall, tile wall (Sub wall-covering) with paint walls and a Johnsonite millwork vinyl base. ADA height counter, with higher transaction top



Entry View










ahaar



Indian Story Wall covering



Indian Bench Reference



Modern Indian Home Reference - Stair flooded with color

Framed prints



Canvas Print



Graphic

Write in hindi: Waken your tastebuds with food that feeds the body, and soul.

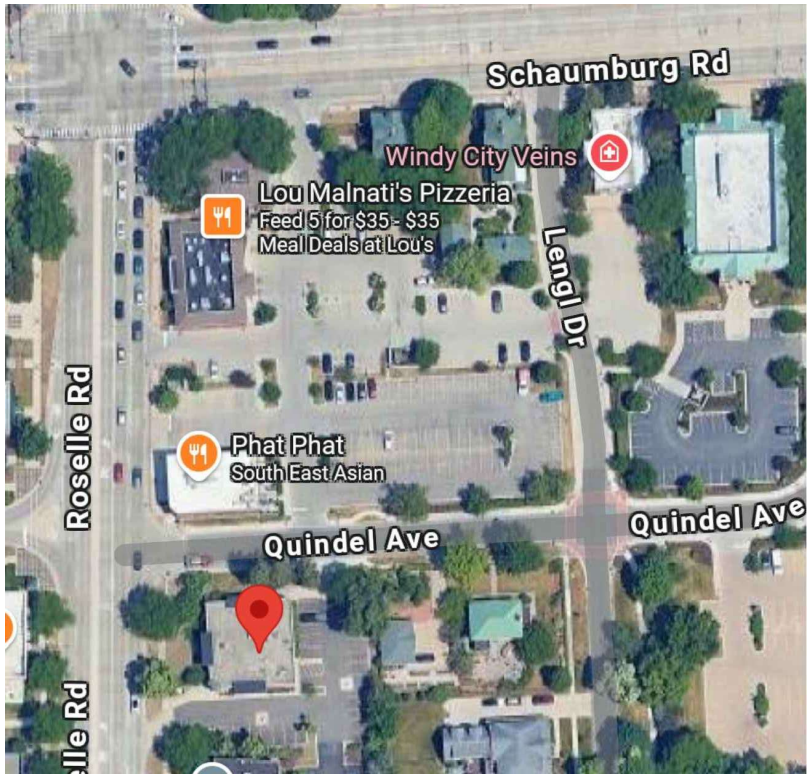
स्वाद कलकि ओं को जगाएँ उस भोजन से, जो तन और मन को पोषण दे।

Graphic

"Zindagi ek safar hai, ise muskura kar khelein."
Translation:
"Life is a journey, play it with a smile." This popular phrase encourages a positive and lighthearted approach to life.



RENOVATION OF EXISTING COMMERCIAL BUILDING TO ACCOMMODATE NEW 'AHAAR' INDIAN KITCHEN AND BAR
25 S. ROSELLE RD. SCHAUMBURG IL 60193



Building Codes

2021 International Building Code
Excluding Chapter 27 Electrical, Chapter 28 Mechanical Systems, and Chapter 29 Plumbing Systems
2021 International Existing Building Code
2021 International Fuel Gas Code
2021 International Property Maintenance Code

Village of Schaumburg Ordinance, Title 15, Chapter 155, Amendments to the Building Code

Energy

2021 International Energy Conservation Code, with Illinois Amendments

Mechanical

2021 International Mechanical Code

Electrical

2020 National Electrical Code, NFPA 70
Village of Schaumburg Ordinance, Title 15, Chapter 152: Amendments to the National Electrical Code

Plumbing

Specific Chapters from the 2021 International Plumbing Code:
Chapter 11 Storm Drainage
Chapter 12 Special Piping and Storage Systems
Chapter 13 Nonpotable Water Systems
Chapter 14 Subsurface Greywater Soil Absorption Systems
2014 Illinois Plumbing Code

Fire Protection

2021 International Fire Code
Appendix D, Fire Apparatus Access Roads
Appendix E, Hazard Categories
Appendix F, Hazard Ranking
Appendix G, Cryogenic Fluids - Weight and Volume Equivalents
Appendix N, Indoor Trade Shows and Exhibitions
Village of Schaumburg Ordinance, Title 15, Chapter 157: Amendments to the Fire Code
2019 NFPA 13, Standard for the Installation of Sprinkler Systems

Accessibility

2018 Illinois Accessibility Code
Chapter 11 Accessibility, of the 2021 International Building Code
2017 ICC A117.1 Accessible and Usable Buildings and Facilities

Zoning Ordinance

Schaumburg Ordinance, Title 15, Land Usage, Chapter 154, Zoning

Subdivision and Land Development Ordinance

Schaumburg Ordinance, Title 15, Land Usage, Chapter 151, Subdivision and Land Development

PROJECT DATA	
ZONE DISTRICT	B-2 General Business
Scope of Alteration	Level 3
EXISTING UNIT AREA	4632.98 sq.ft.
IBC OCCUPANCY	Assembly Group A2-Restaurants & Taverns
TYPE OF CONSTRUCTION	V B
SPRINKLER SYSTEM	Yes - New
FIRE ALARM SYSTEM	Yes - New
OCCUPANCY LOAD	
Client Area	1471.12 SQ. FT.
- 15 sq.ft /person	99 persons
Party Room	464.51 SQ. FT.
- 15 sq.ft /person	32 persons
Bar	174.16 SQ. FT.
- 150 sq. ft /person	2 person
Kitchen	626.54 SQ. FT.
- 200 sq.ft /person	4 person
Preparation Area	142.92 SQ.FT.
- 200 sq.ft /person	1 person
Dish Washing Area	112.00
- 200 sq.ft /person	1 person
Office	101.64 SQ. FT.
- 150 sq.ft / person	1 person
Host Area	111.83 SQ.FT.
- Custom	1 person
Accessory Areas	
Storage	152.57
Janitor Room	35.70
Electrical Room	36.26
Men Restroom	N/A
Women Restroom	N/A
Closet	N/A
Vestibule	N/A
Corridor 1	N/A
Corridor 2	N/A
Server Room	30.39
Sprinkler Room	25.00
Total	278.92
- 300 sq.ft /person	1 person
TOTAL OCCUPANCY LOAD	141 persons

2021 INTERNATIONAL ENERGY CONSERVATION CODE												
TABLE C402.1.3												
OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD (a,i)												
CLIMATE ZONE	Roofs			Walls, above grade				Walls below grade	Floors		Slab-on-grade floors	
	INSULATION ENTIRELY ABOVE ROOF DECK	METAL BUILDINGS (b)	ATTIC & OTHER	MASS (e)	METAL BUILDING	METAL FRAMED	WOOD FRAMED & OTHER	BELOW-GRADE WALL (d)	MASS (e)	JOIST/ FRAMING	UNHEATED SLABS	HEATED SLABS (h)
5 AND MARINE 4	R-30ci	R-19 + R-11 LS	R-49	R-11.4 ci	R-13 + R-14 ci	R-13 + R-10ci	R-13+ R-7.5ci or R20 +R3.8ci	R - 7.5ci	R-14.6ci	R-30	R-15 for 24" below	R-15 for 36" below + R-5 full slab

ci = Continuous insulation, NR = No Requirement, LS = Liner System
a. Assembly descriptions can be found in ANSI/ASHRAE/IESNA Appendix A.
b. Where using R-value compliance method, a thermal spacer block shall be provided, otherwise use the U-factor compliance method in Table C402.1.4.
c. R-5.7ci is allowed to be substituted with concrete block walls complying with ASTM C90, ungrouted or partially grouted at 32 inches or less on center vertically and 48 inches or less on center horizontally, with ungrouted cores filled with materials having a maximum thermal conductivity of 0.44 Btu-in/h-ft2-F°
d. Where heated slabs are below grade, below-grade walls shall comply with the exterior insulation requirements for heated slabs.
e. "Mass floors" shall be in accordance with Section C402.2.3
f. Steel floor joist systems shall be insulated to R-38.
g. "Mass walls" shall be in accordance with Section C402.2.2.
h. The first value is for perimeter insulation and the second value is for slab insulation. Perimeter insulation is not required to extend below the bottom of the slab.
i. Not applicable to garage doors. See table C402.1.4.

TABLE C402.4
BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS

CLIMATE ZONE	U-Factor			SCHC						Skylights	
	FIXED FENE-STRATION	OPERABLE FENE-STRATION	ENTRANCE DOOR	PF < 0.2		0.2 ≤ PF < 0.5		PF ≥ 0.5		U-FACTOR	SHGC
				FIXED	OPERABLE	FIXED	OPERABLE	FIXED	OPERABLE		
5 AND MARINE 4	0.36	0.45	0.63	0.39	0.33	0.46	0.40	0.61	0.53	0.50	0.40

NR = No Requirement, PF = Projection Factor.

COMMERCIAL

C403.11.1 Duct and plenum insulation and sealing (Mandatory). Supply and return air ducts and plenums shall be insulated with not less than R-6 insulation where located in unconditioned spaces and where located outside the building with not less than R-8 insulation in Climate Zones 1 through 4 and not less than R-12 insulation in Climate Zones 5 through 8.

INDEX OF DRAWINGS	
NO	SHEET TITLE
A-0	PROPOSED SITE PLAN AND INDEX OF DRAWINGS
A-1	DEMOLITION FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
A-3	PROPOSED EQUIPMENT SCHEDULE
A-4	PROPOSED SOUTH ELEVATION
A-5	PROPOSED WEST, NORTH & EAST ELEVATIONS
A-6	PROPOSED DROPPED CEILING PLAN
A-7	LIFE SAFETY PLAN
A-8	HANDICAPPED DETAILS
E-1	ELECTRICAL FLOOR PLAN
E-2	ELECTRICAL DETAILS
E-3	LOW-VOLTAGE PLAN
M-1	MECHANICAL FLOOR PLAN
M-2	MECHANICAL DETAILS
M-3	PROPOSED ROOF PLAN
P-1	PLUMBING FLOOR PLAN
P-2	PLUMBING DIAGRAMS

NOTE:
Street address signage to be provided. Letters to be 4'-6" high of a color contrasting with the background.

OCCUPANT LOAD CALCULATIONS FOR MIN. PLUMBING FIXTURES Illinois Plumbing Code 890.810 II)	
CUSTOMERS	
Client area	1471.12 SQ.FT.
- 30 sq.ft /person	50 persons
Party Room	464.51 SQ. FT.
- 30 sq.ft /person	16 persons
Bar	174.16 SQ. FT.
- 30 sq.ft /person	6 persons
Office room	101.64 SQ. FT.
-200 sq.ft /person	1 person
Total customers occupancy load	73 persons
WORKERS	
General Manager	1
Chef	1
Managers	1
Host or hostess	1
Bartenders	1
Waiter	2
Server Assistance (Bus)	2
Cooks	3
Dishwasher	1
Total employees	13 persons
Total customers & employees	86 persons

KNOX BOX NOTES:
Provide a Knox Box for fire department access.
a) All new Knox Boxes shall be mounted six feet high and located on the front of the building (the front is the building's side where the location is addressed). All Knox Boxes shall be mounted adjacent to the front door of the occupancy(s) unless otherwise approved by the Fire Prevention Bureau.
b) All keys shall be labeled. A card with information regarding the location of the fire alarm panel will be given to the owner / occupant to be completed and shall be kept in the Knox Box.
c) At locations where an excessive number of keys are required the Fire Prevention Bureau reserves the right to require additional Knox Boxes to be installed.
d) All new Knox Boxes will be mailed to the Fire Prevention Bureau and will then be taken to the site to ensure that the owner / occupant understands the installation requirements.

Parking Calculations:
Building = 3,545 NSF
Type "A" Restaurant = 16 Spaces / 1,000 NSF
57 parking spaces req.
24 parking spaces on-site
25 parking spaces, per off-site agreement
8 space deficit
8 spaces in Shared Lot needed

General Planning Notes:
1) The petitioner shall enter into the Parking Lot Owner's Agreement with the Village to accounts for the 8 parking spaces deficit and use of the shared parking lot.
2) The petitioner shall provide parking counts at several times/days showing availability of off-site spaces proposed during the times in parking agreement (evening and weekend times/days)

A COPY OF APPROVED PLANS SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT THE TIME OF INSPECTION.

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE ORDINANCES AND CODES OF THE VILLAGE OF SCHAUMBURG, AND THE STATE OF ILLINOIS.

January 12, 2026

ANDRZEJ KACPRZYNSKI REGISTERED ARCHITECT # 001 - 021686

NOVEMBER 30, 2026
LICENSE EXP.

PRO-PLAN ARCHITECTS PC
714 KRAUSE AVE. STREAMWOOD, IL 60107
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006386

ISSUE DATES

DATE	DESCRIPTION
JANUARY 12TH, 2026	PRELIMINARY PLANS

PRO-PLAN ARCHITECTS PC
714 KRAUSE AVE. STREAMWOOD, IL 60107
TEL. 773.577.9004
www.propla.com

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT
25 S. Roselle Rd. Schaumburg, IL 60193

JOB NO 2450
DRAWN BY: PIOTR LINGLOS / ANDRZEJ KACPRZYNSKI
CHECKED BY: AK

DRAWING LIST
PROPOSED SITE PLAN AND INDEX OF DRAWINGS

SHEET NO.
A-0

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

All work shall be conducted, installed and completed in a professional and workmanlike manner consistent with current construction practices to secure the results intended by the Building Code for the Village of Schaumburg. This code is intended to produce installations essentially free from hazards and to promote quality workmanship.

All framing shall be non-combustible materials (metal studs and drywall). This includes walls, knee walls, mezzanines, ceilings, soffits, dropped headers, water heater platforms etc. Regular wood is only allowed as blocking for millwork, cabinets, window and door frames.

All elements of the site/building that are new or altered shall comply with the 2018 Illinois Accessibility Code and 2017 ICC A117.1.

Areas outside permit application that are labeled NIC but are affected by the construction MUST be returned to an original finished state when construction is completed.

Maintenance of means of egress. Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building

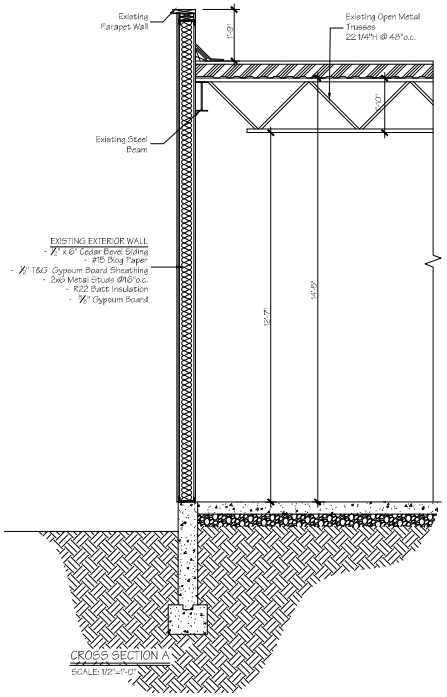
All work shall be conducted, installed and completed in a professional and workmanlike manner consistent with current construction practices so as to secure the results intended by the Building Code for the Village of Schaumburg. This code is intended to produce installations essentially free from hazards and to promote quality workmanship.

All electrical appliances/equipment shall be NSF, U.L./EPH or ETL Intertek Listed & Labeled for their intended purpose.

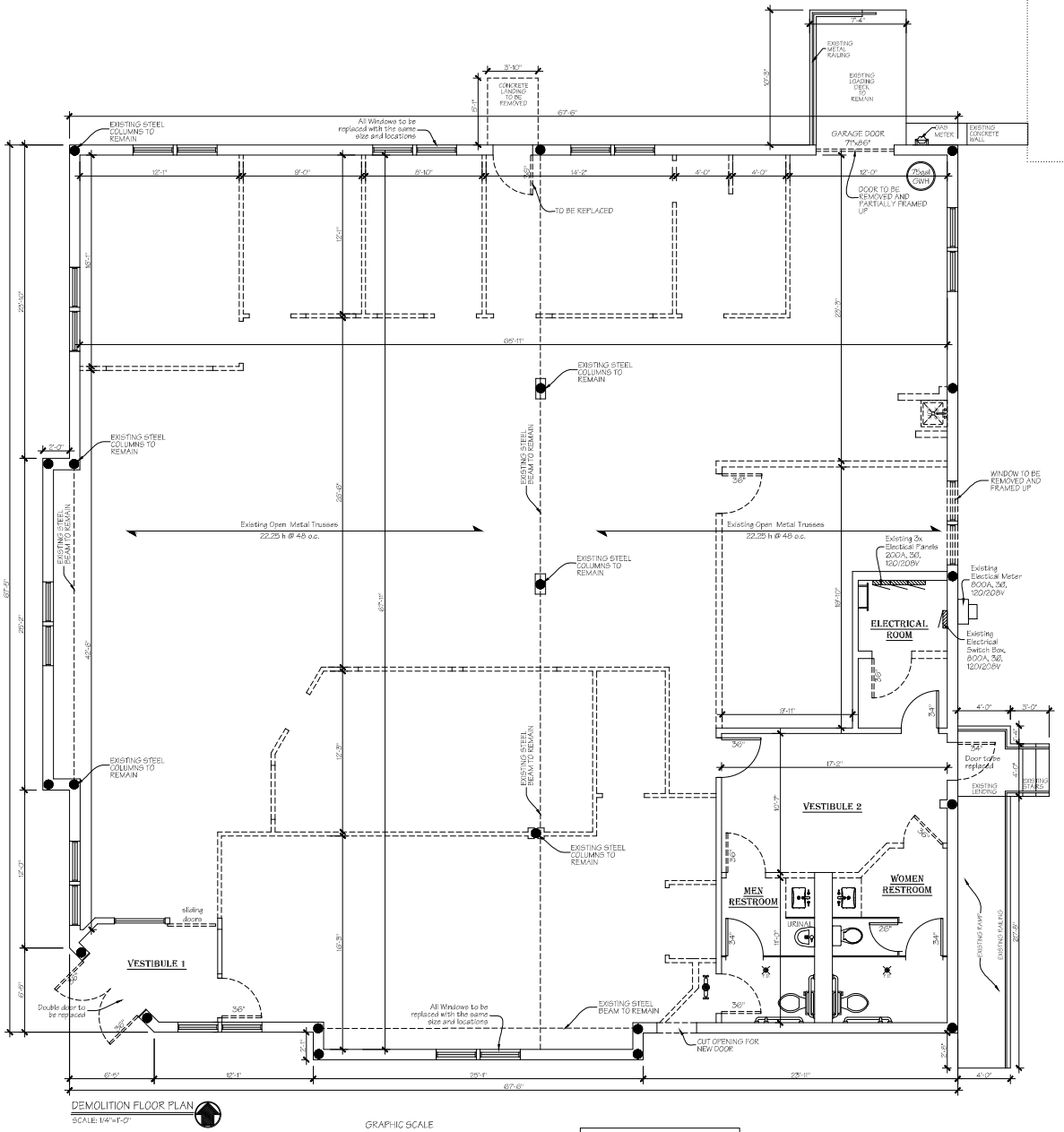
Gas appliances shall be equipped with a shutoff valve no further than six feet from the appliance and shall be installed upstream from the union connector, or quick-disconnect device.

Existing joists, fire caulking if found to be deficient in the field by Village Inspector shall need to be made complaint as part of current scope of work.

Wall finish and partition adjacent services sink and plumbing fixtures shall have smooth, hard, nonabsorbent surface 48in above floor and within 2 feet on each side of plumbing fixture. Painted wall finish is not acceptable.



CROSS SECTION A
SCALE: 1/2"=1'-0"



DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

GRAPHIC SCALE
-10 0 5 10
(IN FEET)
1/4"=1'-0"

LEGEND
-TO REMOVE
-EXISTING FRAMING WALL

ISSUE DATES

DATE	DESCRIPTION
JANUARY 12TH, 2026	PRELIMINARY PLANS

ANDRZEJ KACPRZYNSKI ARCHITECTS
ul. Kazimierzowska 46/48/35
02-546 Warszawa
tel. +22 877 9304
www.kacprzynski.com

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT

25 S. Roselle Rd. Schaumburg, IL 60193

JOB NO 2560
DRAWN BY: PIOTR KWOLEK, ANDRZEJ KACPRZYNSKI, E-mail: biuro@kacprzynski.com
CHECKED BY
A-01

DRAWING LIST

DEMOLITION FLOOR PLAN

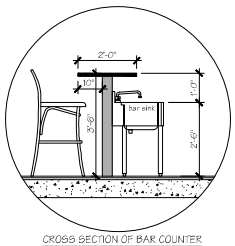
SHEET NO.
A-1

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

DOOR & DOOR HARDWARE SCHEDULE						
MARK	QUANTITY	SIZE (WIDTH x HEIGHT)	DOOR AND FRAME FIRE RATING	DOOR MAT'L	FRAME MAT'L	REMARKS
A	1	Double 3'-0" X 7'-0" TO BE REPLACED	-	ALUMINIUM & GLASS	ALUMINIUM	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED -PANIC HARDWARE -SELF CLOSING DEVICE
B	1	3'-0" X 7'-0" NEW	-	ALUMINIUM & GLASS	METAL	-SELF CLOSING DEVICE
C	1	3'-0" X 7'-0" NEW	45 min	METAL	METAL	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED -PANIC HARDWARE -SELF CLOSING DEVICE
D	1	3'-0" X 7'-0" NEW	-	METAL	METAL	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED.
E	1	3'-0" X 7'-0" NEW	-	METAL	METAL	
F	2	3'-0" X 7'-0" NEW	-	METAL	METAL	-SELF CLOSING DEVICE
G	1	3'-0" X 7'-0" NEW	45 min	METAL	METAL	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED -PANIC HARDWARE -SELF CLOSING DEVICE
H	1	4'-0" X 7'-0" NEW	45 min	METAL	METAL	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED -SELF CLOSING DEVICE
I	1	3'-0" X 7'-0" NEW	-	ALUMINUM GLASS	ALUMINUM	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED -PANIC HARDWARE -SELF CLOSING DEVICE
J	1	3'-0" X 7'-0" NEW - SWING	-	METAL	ALUMINUM	Aluminum Swinging Door -SELF CLOSING DEVICE
K	1	Double 2'-0" X 7'-0" NEW - SWING	-	METAL	ALUMINUM	Aluminum Swinging Door -SELF CLOSING DEVICE
L	1	2'-10" X 7'-0" EXISITNG	-	METAL	METAL	- KNURLED HARDWARE Textured surface on door handle

2018 Illinois Accessibility Code
404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.
404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.



CROSS SECTION OF BAR COUNTER
SCALE: 1/2"=1'-0"

IBC Sec. 719.1 FIRE RESISTANCE REQUIREMENTS:
Concealed installation. Thermal insulating materials shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450

IBC Sec. 713

INTERIOR WALL AND CEILING FINISH MATERIALS REQUIREMENTS			
GROUP	NONSPRINKLERED		
	Exit enclosures and exit passageways (a, b)	Corridors	Rooms and enclosed spaces
Restaurant	A	B	C

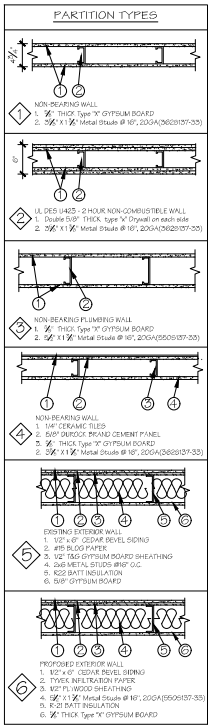
Class A: Flame spread index 0-25; smoke-developed index 0-450.
Class B: Flame spread index 26-75; smoke-developed index 0-450.
Class C: Flame spread index 76-200; smoke developed index 0-450.

804.2 Classification. Interior floor finish and floor covering materials required by Section 804.4.1 to be of Class I or II materials shall be classified in accordance with NFPA253. The classification referred to herein corresponds to the classifications determined by NFPA253 as follows: Class I, 0.45watts/cm2 or greater; Class II , 0.22watts/cm2 or greater.

Clean equipment and utensil storage. Cleaned and sanitized utensils and equipment shall be stored at least six inches above the floor in a clean, dry location in a way that protects them from contamination by splash, dust and other means.

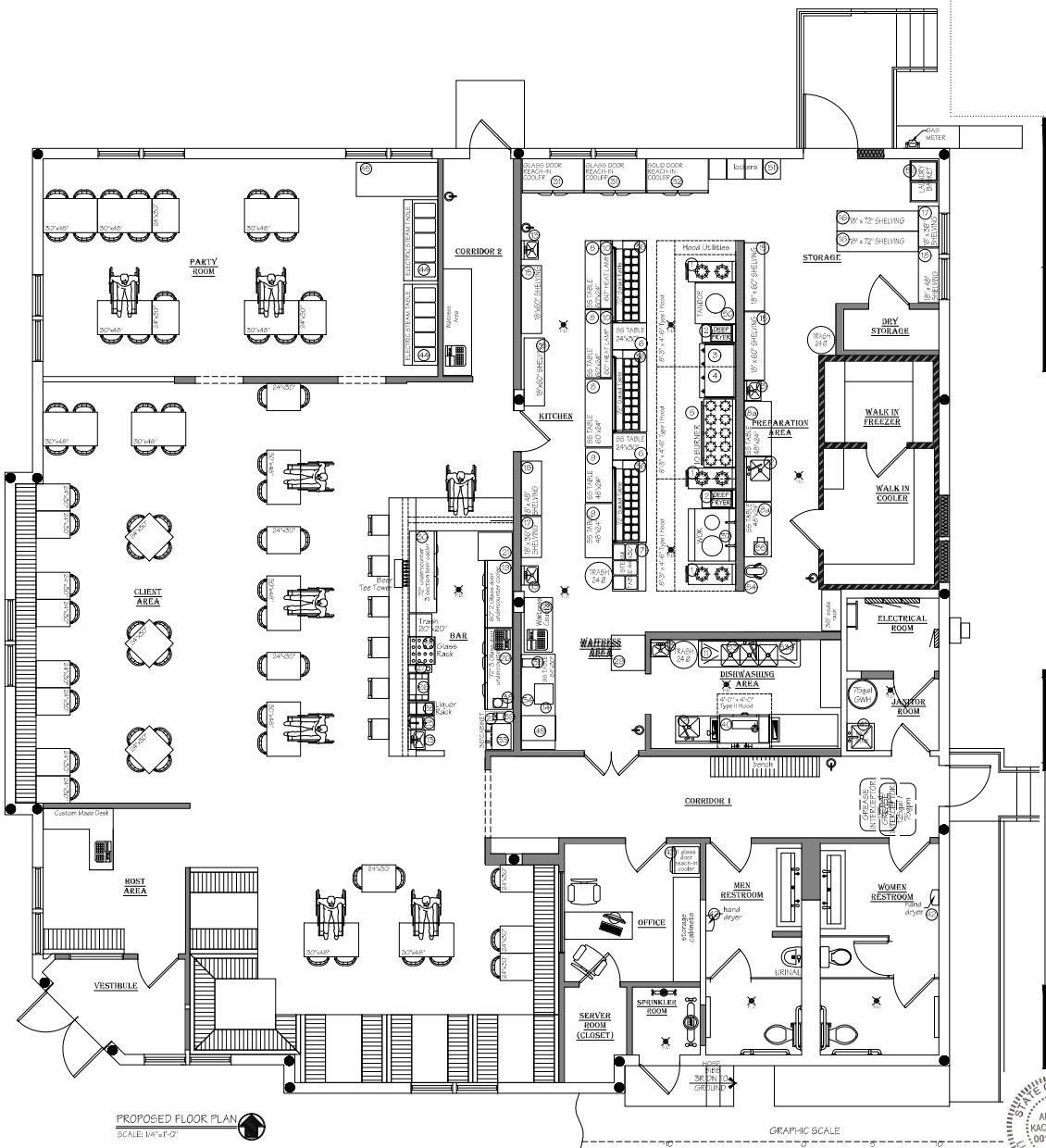
CLEAN EQUIPMENT AND UTENSIL STORAGE WILL BE STORED IN DRY STORAGE

PARTITION TYPES



| ROOM FINISH SCHEDULE | | | | | |

EQUIPMENT SCHEDULE														
ITEM No.	Quantity	ITEM	MANUFACTURER	MODEL NUMBER	SIZE WxDxH	NSF	UL-EPH	ETL Intertek	MOBILITY	PLUMBING		GAS		ELECTRICITY
										WATER	WASTE	Supply Line	BTU	
1	3	Range Stock Pot	Atosa	ATSP-18-2	18" x 41.7" x 22.8"	Yes	-	Yes	BASE	-	-	3/4"	160000	-
2	2	Gas Floor Fryer	Valyr	VALGF-120NG	30 1/4" x 15 1/4" x 53 1/2"	Yes	-	Yes	CASTERS	-	-	1/2"	120000	-
3	1	GRIDDLE	Atosa	ATTG-48	48" x 28 3/32" x 15 1/4"	Yes	Yes	-	CASTERS	-	-	3/4"	100000	-
4	1	Equipment Stand	Atosa	ATSE-3048	48" x 30" x 24"	-	-	-	LEGS	-	-	-	-	-
5	1	RANGE 60"	Atosa	ARG-10B-NG	60" x 31" x 57 3/8"	Yes	Yes	-	N/A	-	-	3/4"	374,000	-
6	2	WORK TABLE SS	Atosa	SSTW-2430	24" x 30" x 34"	Yes	-	Yes	N/A	-	-	-	-	-
7	1	Hot Food Serving Counter	Atosa	CSTEA-3C	44 1/4" x 29 1/4 x 33 1/2"	Yes	Yes	-	N/A	-	-	-	-	120V, 60Hz, A, 500W
8	3	Work Table SS 24x60	Atosa	SSTW-2460	60" x 24" x 34"	Yes	Yes	-	N/A	-	-	-	-	-
8a	2	Work Table SS 24x48	Atosa	SSTW-2448	48" x 24" x 34"	Yes	Yes	-	N/A	-	-	-	-	-
9	2	Work Table SS 48x24	Atosa	SSTW-2448	48" x 24" x 34"	Yes	Yes	-	N/A	-	-	-	-	-
10	2	Heat Lamp	Winco	ESH-60	60"	-	-	Yes		-	-	-	-	120V, 60Hz, 12A,1400W
11	1	3 Compartment Sink	Atosa	MRSA-3-0	90" x 24" x 44 1/2"	Yes	-	-	LEGS	-	-	-	-	-
12	1	1 Compartment Sink	Atosa	MRSA-1-R	39" x 24" x 44 1/2"	Yes	Yes	Yes	CASTERS	-	-	-	-	-
13	4	Hand Sink	Krowne	WM360	17" x 15 1/4" x13"	-	Yes	-	WALL MTD.	1/2"	1 1/2"	-	-	-
14	1	Work Table SS 84x30	Atosa	SSTW-3084	84" x 30" x 34"	Yes	-	-	LEGS	-	-	-	-	-
15	20	Wire Shelving	Thunder Group	CMEP1860	18" x 60"	Yes	-	-	WALL MTD.	-	-	-	-	-
16	12	Wire Shelving	Thunder Group	CMEP1872	18" x 72"	Yes	-	-	WALL MTD.	-	-	-	-	-
17	4	Wire Shelving	Thunder Group	CMEP1836	18" x 36"	Yes	-	-	WALL MTD.	-	-	-	-	-
18	12	Wire Shelving	Thunder Group	CMEP1848	18" x 48"	Yes	-	-	LEGS	-	-	-	-	-
19	1	Bar Refrigerator 60"	True Mfg.	TBR60-RISZ1-L-B-GG-1	60" x 25" x 34 3/4"	Yes	-	-	BASE	-	-	-	-	115V, 60Hz, 1Ø, 3.2A, 368W
20	1	Bar Refrigerator 72"	True Mfg.	TBR72-RISZ1-L-B-GGG-1	72" x 25" x 34 3/4"	Yes	-	-	BASE	-	-	-	-	115V, 60Hz, 1Ø, 3.2A, 368W
21	1	Low Temp Dishwasher	CMA	L-1X	24" x 23 1/2" x 34"	Yes	-	Yes	LEGS	1/2"	1"	-	-	115V, 60Hz, 3Ø, 16A, 1840W
22	1	Cabinet 36"	BK Resources	CSTRS-2436HL	36" x 24" x 39 3/4"	-	-	-	LEGS	-	-	-	-	-
23	1	Cabinet 48"	BK Resources	CSTRS-2448HL	36" x 24" x 39 3/4"	-	-	-	LEGS.	-	-	-	-	-
24	1	Glass Rack	Advance Tabco	CRCR-24-X	24" x 21" x 33"	-	-	-	LEGS	-	-	-	-	-
25	1	Dump Sink	Advance Tabco	CR-RS-12-X	12" x 26" x 33"	-	-	-	LEGS	-	1 1/2"	-	-	-
26	1	Ice Bin	Advance Tabco	CRI-12-24-X	24" x 21" x 33"	Yes	-	-	LEGS	-	-	-	-	-
27	1	Soda Gun Holder	Advance Tabco	CRSH-6	6" x 21" x 36"	Yes	-	-	LEGS	-	-	-	-	-
28	1	Liquor Rack	Advance Tabco	CRLR-12	12" x 20 3/4" x 33"	-	-	-	LEGS	-	-	-	-	-
29	1	Ice Maker	Atosa	YR450-AP-161	48 1/4" x 32 1/2" x 41"	-	-	-	LEGS	3/8"	3/4"	-	-	115V, 60Hz, 1Ø, 9.6A, 1104W
30	1	Draft Beer Cooler	Atosa	MKC58GR	57 1/4" x 28 5/8" x 55"	-	-	-	CASTERS	-	-	-	-	115V, 60Hz, 1Ø, 2.3A, 264W
31	2	Glass Door Ref.	VALYR	VALRF5-2D-B	80" x 32" x 53"	-	-	-	CASTERS	-	-	-	-	115V, 60Hz, 1Ø, 4.5A, 518W
32	1	Reach-In Ref.	Valyr	VALRF-2DES	82.5" x 32.2" x 54"	-	-	-	CASTERS	-	-	-	-	115V, 60Hz, 1Ø, 4.5A, 518W
33	1	Espresso Machine	Crathco	LV602845	23" x 21.65" x 21"	Yes	-	Yes	LEGS	3/8"	1/2"	-	-	208V, 60Hz, 1Ø, 16.25A, 3400W
34	1	Coffee Brewer	Crathco	B-3-120V	19 1/4" x 8 1/4" x 17 1/2"				LEGS	1/4"	-	-	-	120V, 60Hz, 1Ø, 15A, 1829W
35	1	Hot Water Dispenser	Crathco	WHT10	23.2" x 8.2" x 20.2"	-	-	-	LEGS	3/4"	-	-	-	120V, 60Hz, 1Ø, 14.5W
36	3	Salad Table 72"	True	TSSU-72-30M-B-ST-HC	72" x 16" x 33"	-	-	-	LEGS	-	-	-	-	115V, 60Hz, 1Ø, 7.2A, 828W
37	1	2-Burner Wok Stove	C&R Equipment services Inc	CWS-200	46" x 41.5" x 56.5"	-	-	Yes	LEGS	-	1 1/2"		350,000	-
38	1	Espresso Grinder	ENEA	MLFC022B7999A	19.5" x 28.3" x 58.5"	Yes	-	Yes	-	-	-	-	-	115 V, 60 Hz, 1ph, 2.2A, 250W
39	1	Knock Box	Vollarth	ED6064-KB	6 1/16" x 6 7/8" x 4"	Yes	-	-	-	-	-	-	-	-
40	1	HI-Temp Dishwasher	CMA	EST-44	61 1/4" x 25 1/4" x 71 3/4"	-	Yes	Yes	LEGS	3/4"	2"	-	-	208V, 60Hz, 3Ø, 65A, 11,440W
41	1	Mop Sink	Mustee	63-M	24" x 24" x 10"	-	-	Yes	BASE	-	-	-	-	-
42	2	Hand Dryer	XLERATOR	ThinAir	9 5/32" x 13 29/32" x 4"	-	-	-	WALL MTD	-	-	-	-	208 V, 60 Hz, 1Ph, 4.6A, 950W
43	1	1 glass door reach-in cooler	True	T-19G-HC-FGD01	27" x 24.5" x 75.5"	-	Yes	-	CASTERS	-	-	-	-	115V, 60Hz, 1Ph, 2.2A, 253W
44	2	Steam Table 57X29	Serv It	423ES5TW0F5K	71 1/2" x 30 3/16" x 34"	-	-	Yes	LEGS	-	-	-	-	208V, 1Ø, 60Hz, 19A, 3750W
45	1	SS Table 72"x30"	Atosa	SSTW-3072	72" x 30" x 34"	Yes	-	-	LEGS	-	-	-	-	-
49	1	Soda Machine	Lancer	IBD 4500-22	22" x 30 1/2" x35 3/8"	Yes	Yes	-	LEGS	-	3/4"	-	-	115 V, 60 Hz, 1Ph, 3A, 345W
50	1	Tandor	Marni	CH-06	36" x 36" x37"	Yes	-	-	CASTERS	-	-	-	100,000	-
51	1	Lockers	ULINE	H-8485	36" x 18" x72"				LEGS	-	-	-	-	-
52	1	Laundry Basket	Rubbermaid	1881781	36" x 24" x 24"	-	-	-	-	-	-	-	-	-
53	1	Wall Shelves	New Age Industrial	1122PR	20" x 48"	Yes	-	-	WALL MTD	-	-	-	-	-
53a	1	Wall Shelves	New Age Industrial	1121PR	20" x 36"	Yes	-	-	WALL MTD	-	-	-	-	-
54	1	Mixer	Globe	SP30 / SP30P	22.4" x 23.3" x 50.75"	Yes	-	Yes	LEGS	-	-	-	-	220V, 60Hz, 1ph, 12A, 2640W
55	1	Vegetable Preparation Machine	Robot Coupe	CL 50	23 5/8" x 13 1/8" x 14 3/4"	-	-	Yes	-	-	-	-	-	120 V, 60Hz, 1Ph, 12A, 1440W



RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT

25 S. Roselle Rd. Schaumburg, IL 60193

ISSUE DATES

DATE	DESCRIPTION
JANUARY 25TH, 2026	PERMIT/REVIEW PLANS

ANDRZEJ KACPRZYNSKI ARCHITECTS
ul. Ks. Kazimierza 5/3/1
01-248 Warszawa
tel. 723 877 6004
www.kacprzynski.com

JOB NO 25-020
DRAWN BY: PIOTR HAŁUSZKO, ANDRZEJ KACPRZYNSKI, DANIEL PIECHOWSKI
CHECKED BY: A.K.

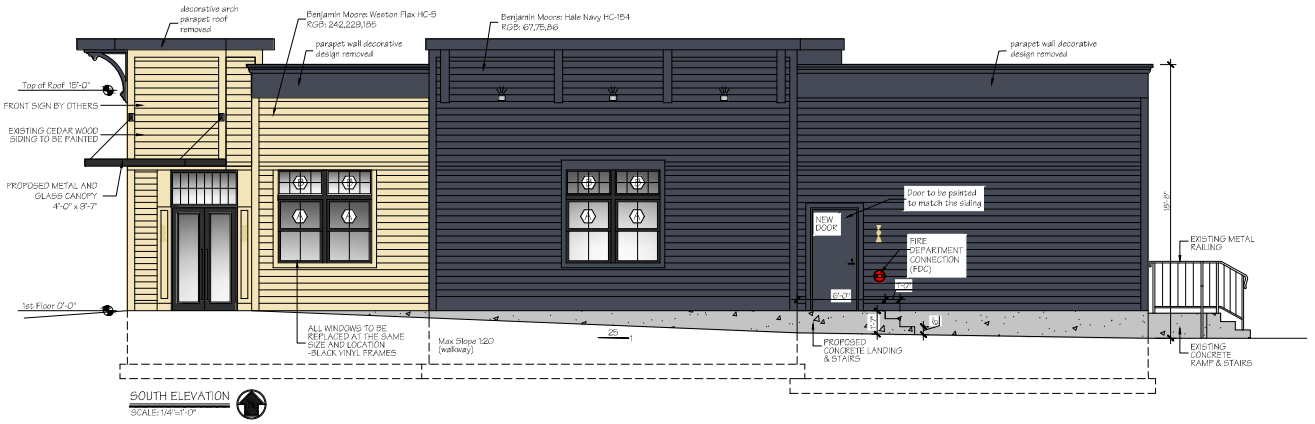
DRAWING LIST

PROPOSED EQUIPMENT SCHEDULE

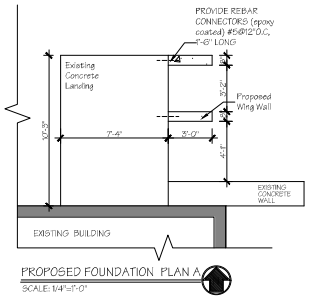
SHEET NO.
A-3

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

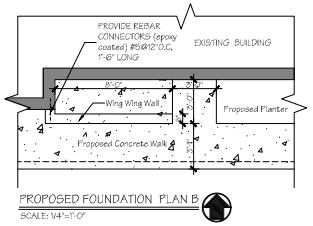
APP. #



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED FOUNDATION PLAN A
SCALE: 1/4"=1'-0"



PROPOSED FOUNDATION PLAN B
SCALE: 1/4"=1'-0"

WINDOWS SCHEDULE

MARK	QUANTITY	SIZE WIDTH	x	HEIGHT	ABOVE FLOOR	FRAME SIZE	LIGHT	VENT	TYPE	COMMENT	Glass Package	U-Factor	SGHC	FRAME
A	20	32.5	x	48	39"	10.83	8.71	1.4279	Double Hung	New	Low-e	Max 0.46	0.33	Vinyl
B	20	34.5	x	18.5	93"	4.43	3.07	N/A	Picture	New	Low-e	Max 0.36	0.38	Vinyl

ALL TRANSOMS MUST BE MIN 29" HIGH (DAYLIGHT GLOSS AREA)

GRAPHIC SCALE
-10 0 5 10
(IN FEET)
1/4"=1'-0"

International Building Code

[2009 (Sixth Printing)]

1009.4.2 Riser height and tread depth. Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. Rectangular tread depths shall be 11 inches (279 mm) minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. Winder treads shall have a minimum tread depth of 11 inches (279 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline and a minimum tread depth of 10 inches (254 mm) within the clear width of the stair.

Exceptions:

1. Alternating tread devices in accordance with Section 1009.10.

2. Ship ladders in accordance with Section 1009.11.

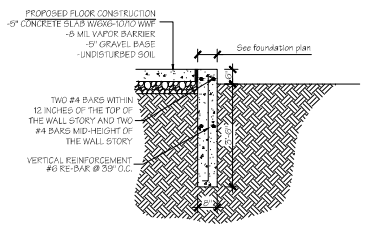
3. Spiral stairways in accordance with Section 1009.9.

4. Aisle stairs in assembly seating areas where the stair pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area in accordance with Section 1028.11.2.

5. In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; the maximum riser height shall be 7 3/4 inches (197 mm); the minimum tread depth shall be 10 inches (254 mm); the minimum winder tread depth at the walkline shall be 10 inches (254 mm); and the minimum winder tread depth shall be 6 inches (152 mm). A nosing not less than 3/4 inch (19.1 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).

6. See Section 3404.1 for the replacement of existing stairways.

7. In Group I-3 facilities, stairways providing access to guard towers, observation stations and control rooms, not more than 250 square feet (23 m2) in area, shall be permitted to have a maximum riser height of 8 inches (203 mm) and a minimum tread depth of 9 inches (229 mm).



DETAIL OF FOUNDATION WING WALL
SCALE: 1/2"=1'-0"

ISSUE DATES
DATE DESCRIPTION
JANUARY 12TH, 2026 PRELIMINARY PLANS

ANDRZEJ KACPRZYNSKI ARCHITECTS P.C.
ANDRZEJ KACPRZYNSKI
tel. 773.877.9304
www.kacprzynski.com

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT
25 S. Roselle Rd. Schaumburg, IL 60193

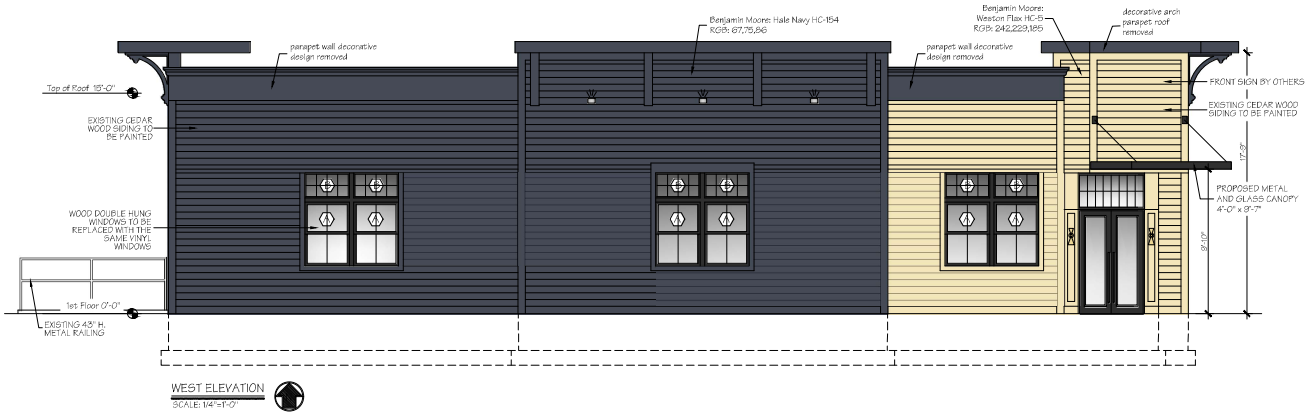
JOB NO 2560
DRAWN BY: TOTE LINGLOI / ANDRZEJ KACPRZYNSKI
CHECKED BY: AK

DRAWING LIST
PROPOSED SOUTH ELEVATION

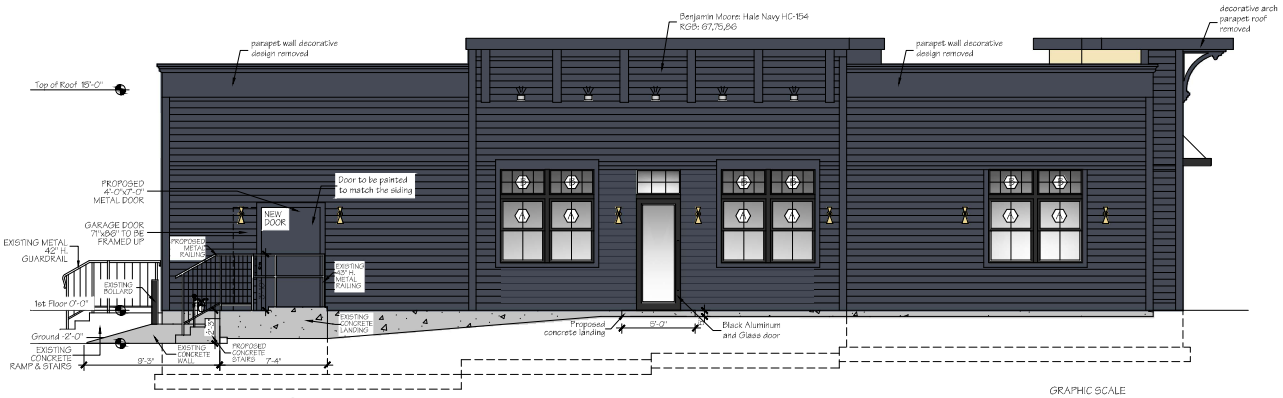
SHEET NO.
A-4

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

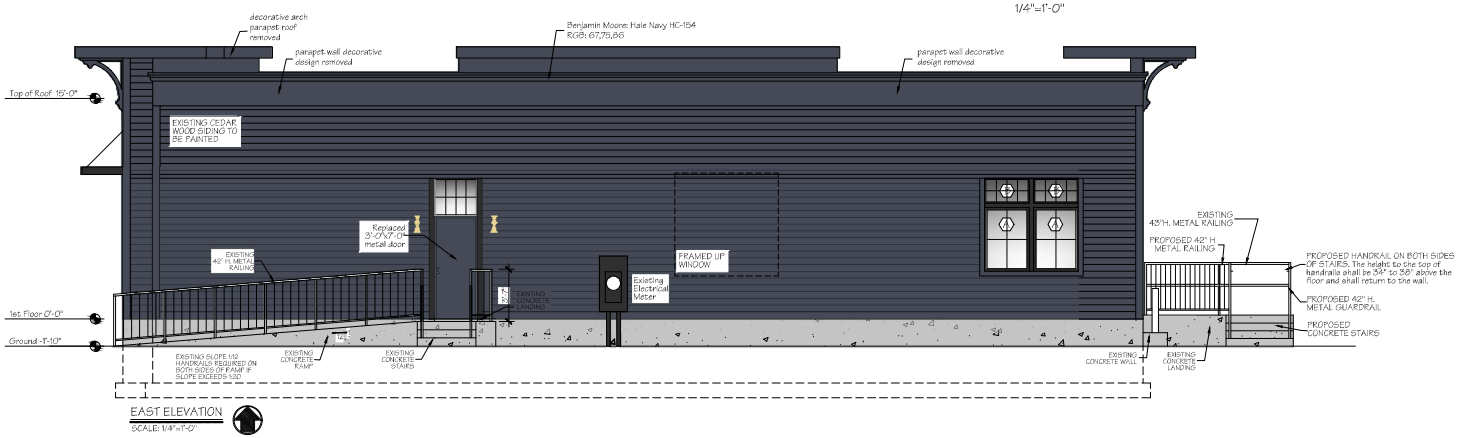


WEST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

GRAPHIC SCALE
-10 0 5 10
(IN FEET)
1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

ISSUE DATES

DATE	DESCRIPTION
JANUARY 25TH, 2026	PRELIMINARY PLANS

ANDRZEJ KACPRZYNSKI ARCHITECT P.C.
ul. ul. Kazimierzowska 51
02-546 Warszawa, Poland
tel. +773 677 6004
www.kacprzynski.com

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT

25 S. Roselle Rd. Schaumburg, IL 60193

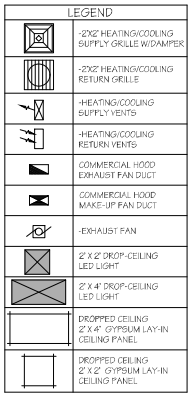
JOB NO 25-020
DRAWN BY: PIOTR ŁAGUSZ
CHECKED BY: A.K.

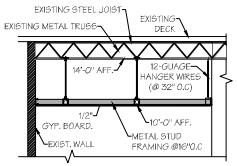
DRAWING LIST
PROPOSED WEST, NORTH & EAST ELEVATIONS

SHEET NO.
A-5

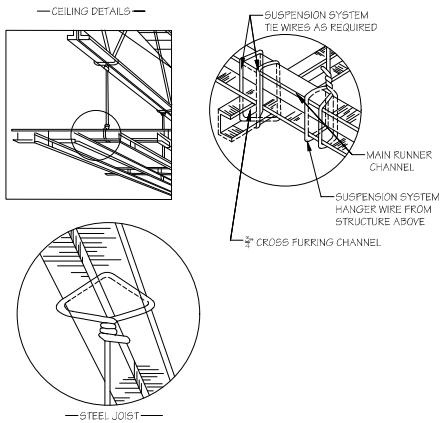
STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

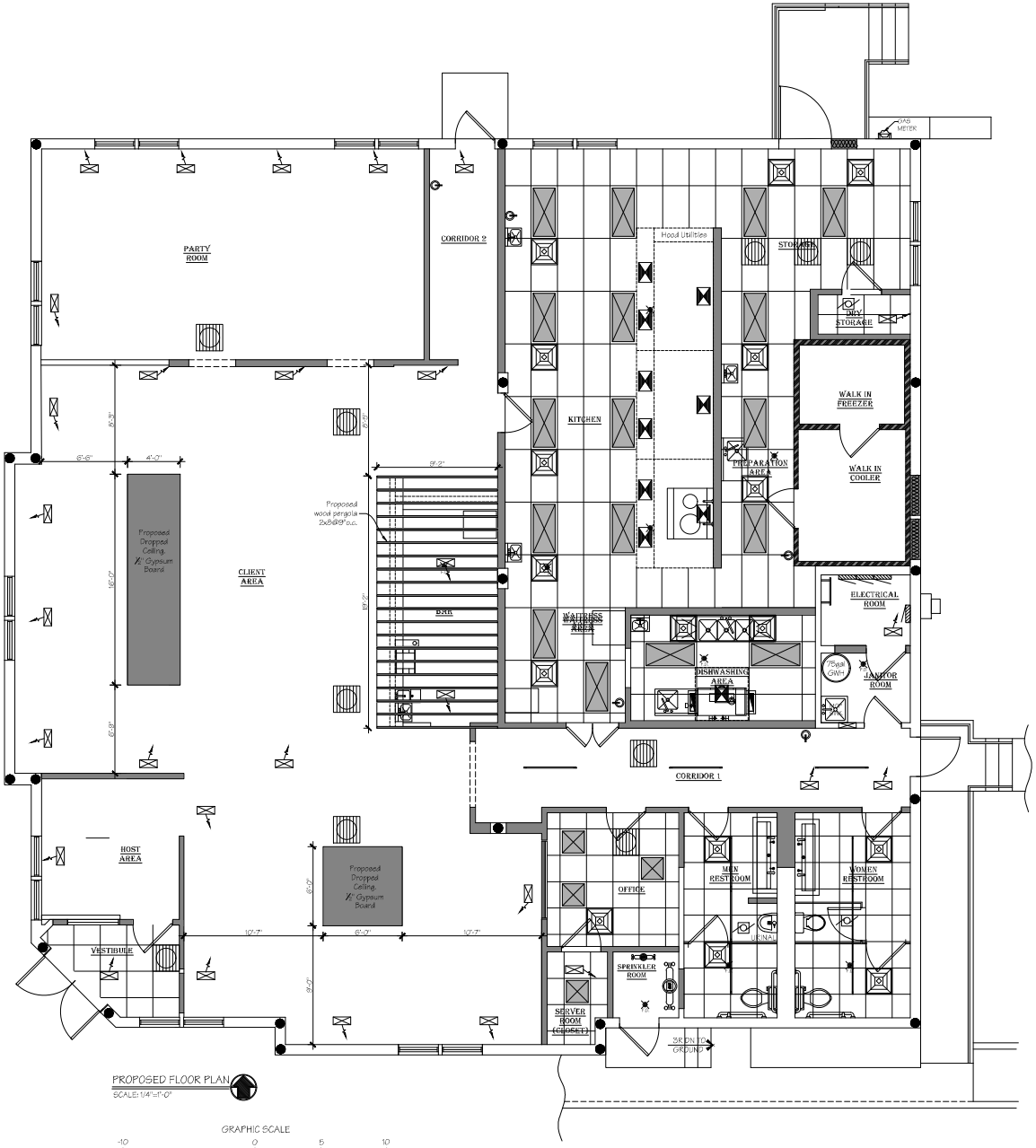
APP. #





TYPICAL CROSS SECTION
(GYPSUM BOARD DROPPED CEILING)





PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

GRAPHIC SCALE
-10 0 5 10
(IN FEET)
1/4"=1'-0"

ISSUE DATES

DATE	DESCRIPTION
JANUARY 12TH, 2026	PRELIMINARY PLANS

ANDRZEJ KACPRZYNSKI ARCHITECTS P.C.
ul. Kacprzyńskiego
tel. 773.877.9004
www.kacprzynski.com

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT

25 S. Roseille Rd. Schaumburg, IL 60193

JOB NO 2560
DRAWN BY: TOTE LINDLOU, ZYGMUNT KACPRZYNSKI, STAS PIOTROWSKI
CHECKED BY: A.K.

DRAWING LIST

PROPOSED DROPPED CEILING PLAN

SHEET NO.
A-6

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

Life safety systems shall be maintained at all times during demolition/construction.

Emergency egress shall be maintained at all times during demolition/construction.

Construction debris shall not accumulate within the unit or building and shall be removed each day. Section: 2012 IFC 3304.2.

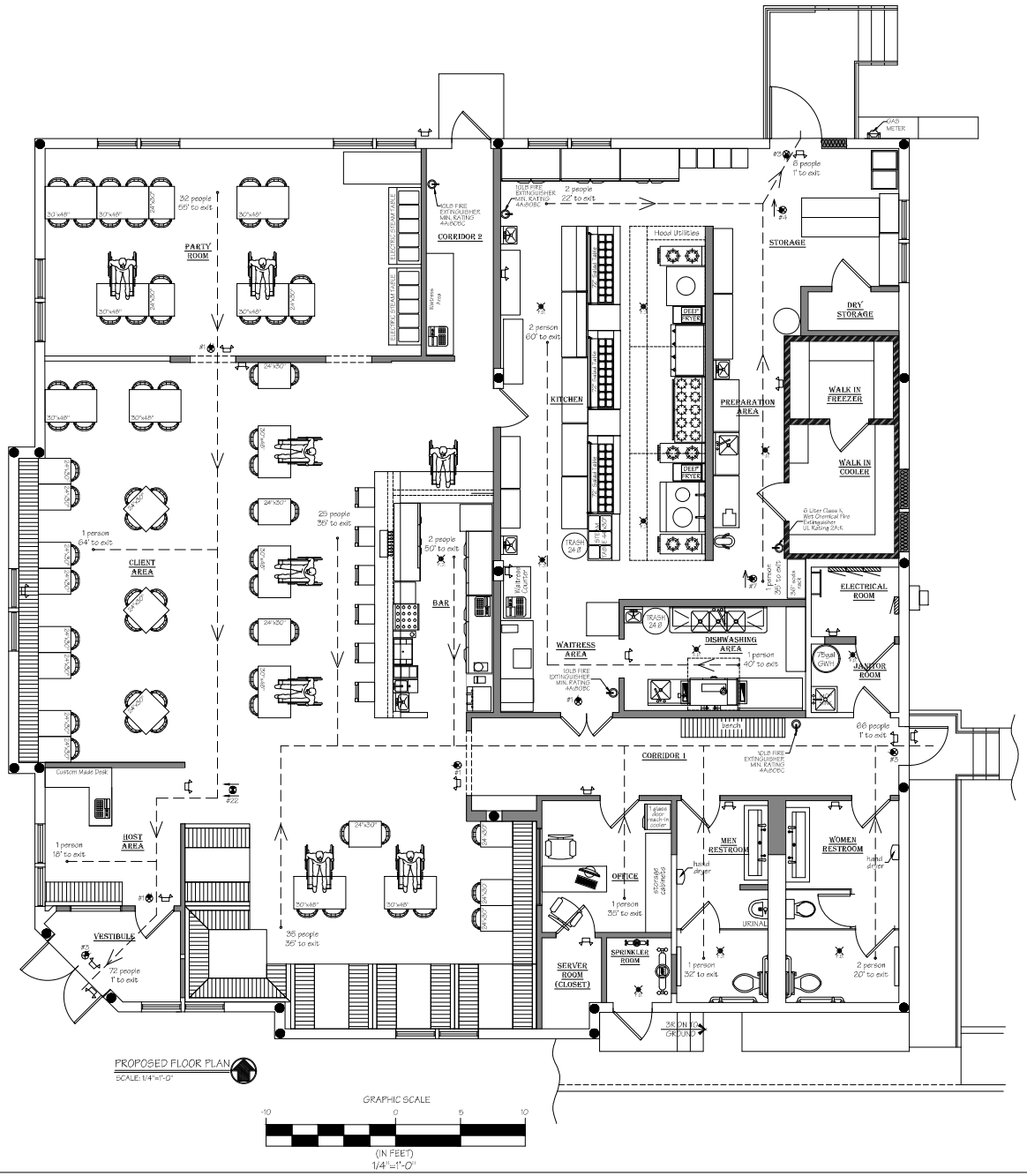
Provide Signage for assembly areas.

The adequacy of the means of egress components, exit signage, egress and emergency lighting will be subject to field verification.

The number and location of exit signs and emergency lights may be required to be added to or changed based on site conditions.

Emergency lighting required in all windowless rooms greater than 20 square feet. Size, location, and quantity may be determined in the field.

Maximum Spacing Guidelines-ELM2LF						
Mounting Height	Illumination Level	Single Luminaire Coverage		Multiple Luminaire Coverage		Application Notes
		3' Path of Egress	6' Path of Egress	3' Path of Egress	6' Path of Egress	
7.5'	1FCAvg	32'	20'	36'	28'	100' Corridor, 6' wide, and 12' High with 80/50/20 reflectances
10'	1FCAvg	20'	NA	27'	24'	



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

GRAPHIC SCALE
-10 0 5 10
(IN FEET)
1/4" = 1'-0"

ISSUE DATES

DATE	DESCRIPTION
JANUARY 12TH, 2026	PRELIMINARY PLANS

ANDRZEJ KACPRZYNSKI ARCHITECTS, P.C.
ul. Kacprzynski
tel. 773.877.9304
www.kacprzynski.com

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT

25 S. Roselle Rd. Schaumburg, IL 60193

JOB NO 2560
DRAWN BY: TOTE LINGLOI / ANDRZEJ KACPRZYNSKI
CHECKED BY: AK

DRAWING LIST

LIFE SAFETY PLAN

SHEET NO.
A-7

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

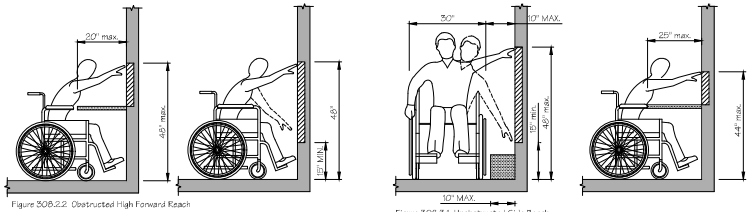


Figure 308.2.2 Obstructed High Forward Reach

Figure 308.3.1 Unobstructed Side Reach

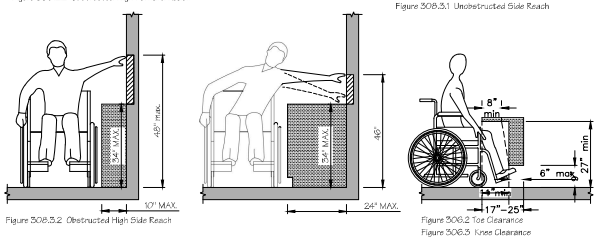


Figure 308.3.2 Obstructed High Side Reach

Figure 306.2 Toe Clearance

Figure 306.3 Knee Clearance

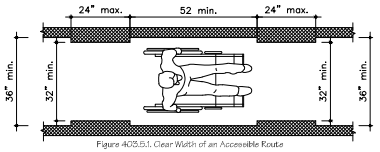


Figure 403.5.1. Clear Width of an Accessible Route

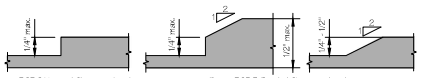


Figure 303.2 Vertical Change in Level

Figure 303.3 Beveled Change in Level

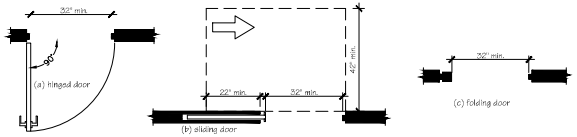


Figure 404.2.3 Clear Width of Doorways

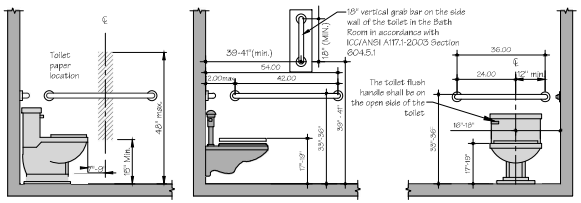
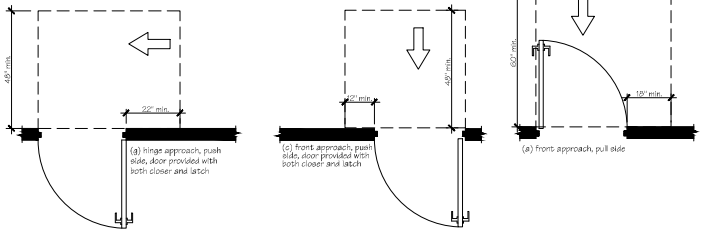


Figure 604.7 Dispenser Outlet Location

Figure 604.5.1 Side Wall Grab Bar at Water Closets

Figure 604.5.2 Rear Wall Grab Bar at Water Closets



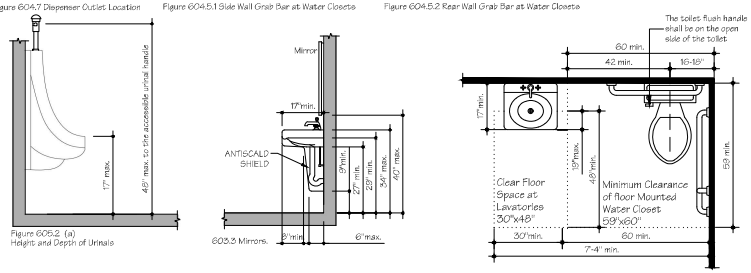
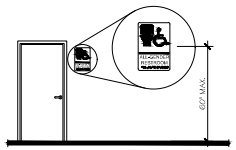


Figure 605.2 (a) Height and Depth of Urinals

603.3 Mirrors.



Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height above Finish Floor or Ground. Tactile characters on signs shall be located 48" min. above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.
EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" min. by 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

Notes:

Floors and Floor Covering. Floors and floor coverings of all food preparation, food storage, and utensil-washing areas, and the floors of all walk-in refrigerating units, dressing rooms, locker rooms, toilet rooms and vestibules shall be constructed of smooth durable material such as sealed concrete, terazzo, ceramic tile, durable grades of linoleum or plastic, or tight wood impregnated with plastic.

Walls, wall coverings and ceilings. The walls, including non-supporting partitions, wall coverings and ceilings of walk-in refrigerating units, food-preparation areas, equipment-washing and utensil-washing areas, toilet rooms and vestibules shall be light-colored, smooth, non-absorbent and easily cleanable. Concrete or pumice blocks used for interior wall construction in these locations shall be finished and sealed to provide an easily cleanable surface.



Sign: A

Sign: B

703.6 Pictograms. Pictograms shall comply with 703.6.
703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches minimum. Characters and braille shall not be located in the pictogram field.
703.6.2 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.
703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.
703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7.
703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

2018 Illinois Accessibility Code
812.4 Kitchens. Kitchens and their components shall be on an accessible route and shall comply with 804.2 through 804.4 and 804.6.

812.4 Kitchens. Kitchens and their components shall be on an accessible route and shall comply with 804.2 through 804.4 and 804.6.
812.4.1 Kitchen Storage. At least 5%, but not less than one, of each type of cabinet, drawer, and shelf storage area shall comply with 812.4.1.1 through 812.4.1.3.

812.4.1.2 Height. Accessible storage areas shall be within at least one of the reach ranges specified in 308. At least one shelf of all cabinets and storage shelves mounted above counters shall be mounted at 48 inches (1220 mm) maximum above the floor.

812.4.1.3 Hardware.
Hardware for accessible storage facilities shall comply with 309.4. Door pulls or handles for wall cabinets shall be mounted as close to the bottom of cabinet doors as possible. Door pulls or handles for base cabinets shall be mounted as close to the top of cabinet doors as possible.

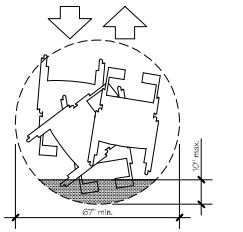


Figure 304.3.1.1 Circular Turning Space-New Buildings Size And Overlap

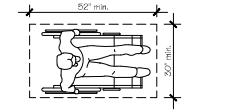


Figure 305.3.1 Size of Clear Floor Space-New Buildings.

ILLINOIS ACCESSIBILITY CODE

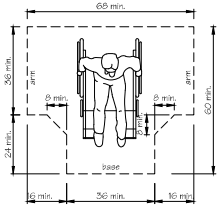


Figure 304.3.2.1 (A)
T-Shaped Turning Space New Buildings - Option 1

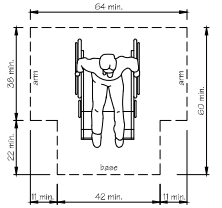


Figure 304.3.2.1 (B)
T-Shaped Turning Space New Buildings - Option 2

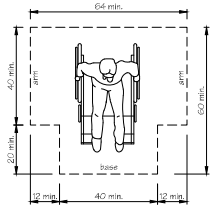
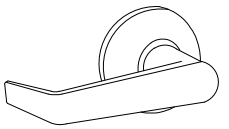


Figure 304.3.2.1 (C)
T-Shaped Turning Space New Buildings - Option 3



All operating devices on doors shall have a shape that does not require tight grasping or twisting to operate: lever-operated mechanisms, push-type mechanisms and U-shaped handles are acceptable designs. All egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort.

PER ILLINOIS ACCESSIBILITY CODE SECTION 404.2.7 DOOR HARDWARE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS SHALL COMPLY WITH SECTION 409.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MIN. AND 48 INCHES MAX. ABOVE THE FINISH FLOOR.

PER ILLINOIS ACCESSIBILITY CODE SECTION 404.2.6 THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48 INCHES MINIMUM PLUS THE WIDTH OF DOORS SWINGING INTO THE SPACE.

ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 IBC, ICC A117.1-17, AND THE CURRENT EDITION OF THE ILLINOIS ACCESSIBILITY CODE

ISSUE DATES
DATE | DESCRIPTION
JANUARY 12TH, 2026 | PERMIT/BIDDING PLANS

ANDRZEJ KACPRZYNSKI ARCHITECTS, P.C.
ANDRZEJ KACPRZYNSKI
tel. 773.877.9304
www.kacprzynski.com

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT
25 S. Roselle Rd. Schaumburg, IL 60193

JOB NO 25030
DRAWN BY: TOTE LINGLOI / ANDRZEJ KACPRZYNSKI E-mail: andrzej@kacprzynski.com
CHECKED BY: AK

DRAWING LIST
HANDICAPPED DETAILS

SHEET NO.
A-8

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

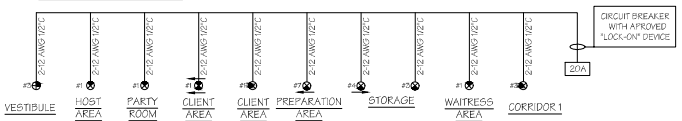
FIXTURE SCHEDULE							
quantity	SYMBOL	DESCRIPTION	CATALOG NO.	LAMPS			VOLTS
				NO	Watt	TYPE	
18		WALL MOUNTED EMERGENCY BATTERY UNIT WITH TWO HEADS & REMOTE HEAD	SURE-LITES	2	20W	AC INCANDESCENT T6 1/2 intermediate base lamps	120 V
2		SURFACE CEILING OR WALL MOUNTED EXIT SIGN	SURE-LITES: LPX SERIES	2	1 W	LED	120 V
10		DROP CEILING FIXTURE 2'-0" X 2'-0"		2	25W	LINEAR FLUORESCENT LIGHT	115V
17	LED	DROP CEILING FIXTURE 4'-0" X 2'-0"		2	50W	LED PANEL	115V
2	EXT	WALL MOUNTED EXTERIOR LIGHT		1	23W	LED A SERIES BULB	115V
6		LED STRIP LIGHT	-	1	50W	LINEAR LED	115V
9		PENDANT TRACK LIGHTS	-	5	13W	LED Light	115V

EXIT SIGNS HAVE TO BE BATTERY BACKUP TYPE SURE LITE

ELECTRICAL SYMBOL LIST			
	-STANDARD LIGHT		-OCCUPANCY SWITCH
	-RECESSED CAN LIGHT		-CEILING MOUNTED OCCUPANCY SENSOR
	-ROD HUNG PENDANT LIGHT		-SECURITY CAMERA
	-LIGHT WALL MOUNTED		-CATEGORY 6 ETHERNET OUTLET
	-EXHAUST FAN		-ELECTRICAL PANEL
	-DUPLEX CONVENIENCE OUTLET		-SMOKE DETECTOR
	-QUADRAPLEX OUTLET (DOUBLE D.C.O.)		-EXIT SIGN
	-GROUND FAULT INTERRUPTER D.C.O.		-SECURITY LIGHT
	-CEILING DUPLEX CONVENIENCE OUTLET		- CEILING MOUNTED TRACK LIGHT
	-208 V OUTLET		- 4FT. LED STRIP LIGHT
	-SINGLE POLE WALL SWITCH		- 2FT. LED STRIP LIGHT
	-THREE WAYS WALL SWITCH		- 24"x24" LED PANEL
	-FOUR WAYS WALL SWITCH		- 24" x 48" LED PANEL

ALARMS, IF FIRE ALARMS INSTALLED SHALL BE AUDIABLE AND VISUAL. ALARMS MUST ALSO BE SYNCHRONIZED AND PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED.

EXIT SIGN RISER DIAGRAM



FIRE PREVENTION BUREAU EXIT SIGN SYMBOLS					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NEW FIXTURE		CHANGE GLASS IN EXISTING FIXTURE		VIEWING SIDE OF FIXTURE (W/DIRECTIONAL ARROW)
	EXISTING FIXTURE		CHANGE EXISTING FIXTURE TO NEW FIXTURE		SIGN NUMBER
SINGLE FACE SIGNS					
1	FIRE ESCAPE	2	STAIR(S)/STAIRWAY	3	EXIT
4	FIRE ESCAPE →	5	STAIR(S) →	6	EXIT →
7	FIRE ESCAPE ←	8	STAIR(S) ←	9	EXIT ←
10	FIRE ESCAPE ↔	11	STAIR(S) ↔	12	EXIT ↔
DOUBLE FACE SIGNS					
16	FIRE ESCAPE	17	STAIR(S)	18	EXIT
19	FIRE ESCAPE →	20	STAIR(S) →	21	EXIT →
22	FIRE ESCAPE ←	23	STAIR(S) ←	24	EXIT ←

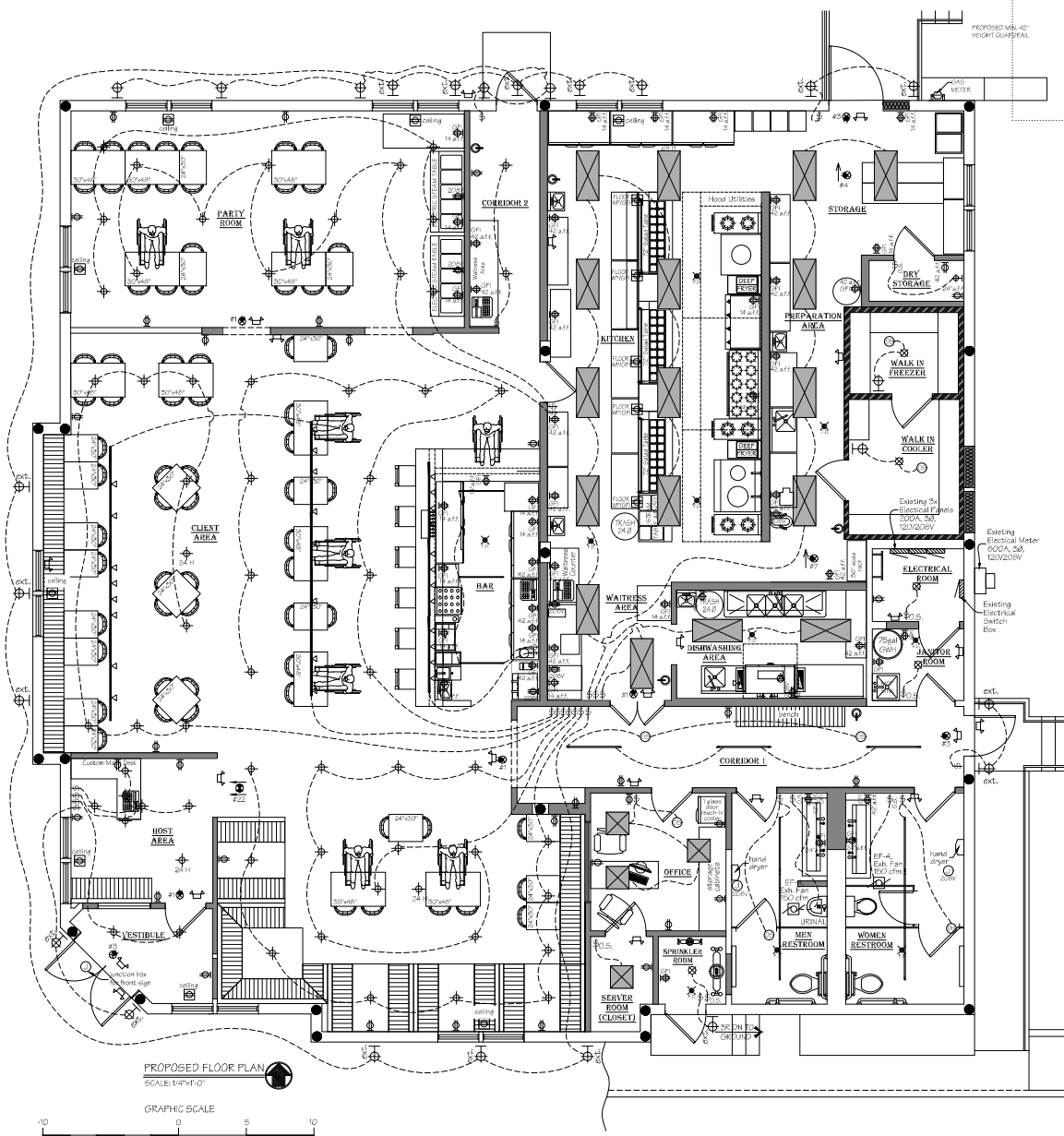
Multiple lights or a 4' vapor proof fluorescent fixture with cold tolerant ballasts and quick starts for the walk-in unit(s).

Light fixtures to be shielded or have shatterproof bulbs in any food preparation, storage, utensil washing and bar areas.

Exit signs with battery back-up are required in areas as specified by the Fire Prevention Bureau. Sign placement shall be such that any point in the exit access shall not be more than 100 feet from the nearest visible sign. The bottom of egress markings shall be located at a vertical distance of not more than 80 inches above top edge of the egress opening intended

C405.2.2. Time-switch controls.
Each area of the building that is not provided with occupant sensor controls complying with Section C405.2.1 shall be provided with time-switch controls complying with Section C405.2.2.1.
Exception: Where a manual control provides light reduction in accordance with Section C405.2.2.2, time-switch controls shall not be required for the following.
1.Spaces where patient care is directly provided.
2.Spaces where an automatic shutoff would endanger occupant safety or security.
3.Lighting intended for continuous operation.
4.Group and laboratory classrooms.

Occupancy sensors shall automatically turn lights off within 30 minutes of all occupants leaving the space. Occupancy sensors shall either be manual on, or shall automatically turn the lighting on to not more than 50 percent power. Fully automatic on to 100% power is permitted in restrooms, stairways, public corridors, and lobbies.



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

GRAPHIC SCALE
-10 0 5 10
(IN FEET)
1/4"=1'-0"

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT
25 S. Roselle Rd. Schaumburg, IL 60193

ISSUE DATES
DATE | DESCRIPTION
JANUARY 12TH, 2026 | PERMIT/APPROVAL PLANS

ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT
STATE OF ILLINOIS

APP. #

DRAWING LIST
ELECTRICAL FLOOR PLAN

SHEET NO.
E-1

COMMERCIAL LOAD CALCULATION

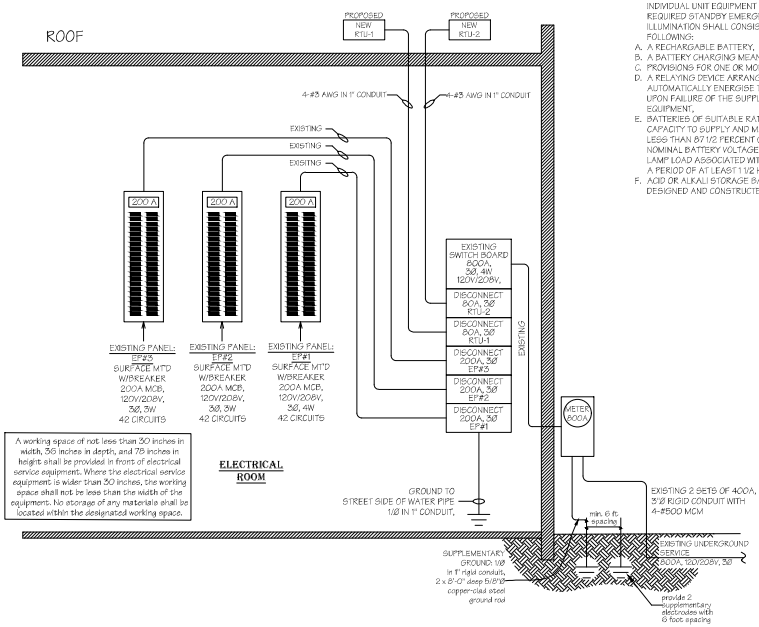
GENERAL PROJECT INFORMATION
Commercial Address: [25 S. Roselle Rd. Schaumburg, IL 60193]
Type of Commercial Occupancy: [NEW RESTAURANT AND BAR, Assembly Group A-2 (restaurants and taverns)]
Outside building Dimensions: [ ]

Number of floors [1] Total Square Feets: 4633
Type of Electrical Service [4] Wire, [3] Phase, [120/208] Volts

						Ungrounded	Grounded
1.) General Lighting Load Calculations:							
General Lighting:	4633.0	sq. ft	X 3.0	Watts per sq/ft =	Total VA	Watts	13899 Watts
General Lighting Demand Load Calculation:						Ungrounded	Grounded
						Watts	Watts
						Watts	Watts
						Watts	Watts
					Total VA	Watts	Watts
2.) General Purpose Receptacles:						Ungrounded	Grounded
General Purpose Receptacles:	63	X 180W =	11340			Watts	11340 Watts
General Purpose Receptacle Demand Load Calculations:						Ungrounded	Grounded
					Total VA	Watts	11340 Watts
3.) Show Window Lighting:						Ungrounded	Grounded
Show Window Lighting:	54.0	X 200W =			Total VA	Watts	10800 Watts
4.) Track Lighting:						Ungrounded	Grounded
Track Lighting:	0	X 75W/ft =			Total VA	Watts	0 Watts
5.) Specific Appliances:						Ungrounded	Grounded
500+2*1400+1840+5400+1825+145+1440+2*9 50+2*3750		W X	100%=	31350	Total VA	Watts	31350 Watts
6.) Motor Loads:						Ungrounded	Grounded
368+368+1104+264+2*518+518+3*828+253+2 53+345+2640+1440		W X	125%=	11433	Total VA	Watts	11433 Watts
7.) Sign Lighting:						Ungrounded	Grounded
Sign Lighting Circuits:	2	X 1,200 W =			Total VA	Watts	1200 Watts
8.) Noncoincident Load Calculation						Ungrounded	Grounded
					Total VA	Watts	0 Watts
9.) Total Computed Load						Ungrounded	Grounded
1.) General Lighting Demand Load						Watts	13899 Watts
2.) General Purpose Receptacle Demand Load						Watts	11340.0 Watts
3.) Show Window Lighting						Watts	10800.0 Watts
4.) Track Lighting						Watts	0.0 Watts
5.) Specific Appliances						Watts	31360.0 Watts
6.) Motor Loads						Watts	11433 Watts
7.) Sign Lighting						Watts	1200.0 Watts
8.) Noncoincident Load						Watts	0.0 Watts
				Total Computed Load in VA		Watts	80022 Watts

10.) Sizing of Service-Entrance Conductors:

Net Computed Grounded Conductor Load	80022	Watts	360	Volts =	222 Amps
Net Computed Ungrounded Conductor Load		Watts		Volts =	Amps
Minimum Service Equipment Ratings:	[400 A]	Amps			
Selected Size of Service:	[2-#500MCM]	Selected Type of Main O.C.D:	[800 A]	Amps	
Grounded Conductor Size:	[ ]	Ungrounded Conductor Size	[ ]		
Service Conductors Rated For:	[ ]	Amps			
Grounding Electrode Conductor [ ] In [ ] Raceway; Supplemental Grounding Conductor ___awg In ___Raceway					
Available Fault Current Utility:	[ ]	A.I.C			



BATTERY UNITS SHALL COMPLY WITH:

1. ALL UNIT BATTERIES SHALL BE LABELED AS EMERGENCY LIGHTING EQUIPMENT. INDIVIDUAL UNIT EQUIPMENT FOR CODE REQUIRED STANDBY EMERGENCY ILLUMINATION SHALL CONSIST OF THE FOLLOWING:
A. A RECHARGABLE BATTERY,
B. A BATTERY CHARGING MEANS,
C. PROVISIONS FOR ONE OR MORE LAMPS,
D. A RELAYING DEVICE ARRANGED TO AUTOMATICALLY ENERGISE THE LAMPS UPON FAILURE OF THE SUPPLY TO THE UNIT EQUIPMENT,
E. BATTERIES OF SUITABLE RATING AND CAPACITY TO SUPPLY AND MAINTAIN NOT LESS THAN 87 1/2 PERCENT OF THE NOMINAL BATTERY VOLTAGE FOR THE TOTAL LAMP LOAD ASSOCIATED WITH THE UNIT FOR A PERIOD OF AT LEAST 1 1/2 HOURS, AND
F. ACID OR ALKALI STORAGE BATTERIES DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF EMERGENCY SERVICE.

THE UNIT EQUIPMENT SHALL BE PROVIDED WITH:

A. A TEST SWITCH FOR CHECKING THE OPERATING CONDITIONS OF THE UNIT,
B. A PILOT LIGHT TO INDICATE CURRENT SUPPLY FROM THE NORMAL SOURCE, AND
C. A PILOT LIGHT OR METER TO INDICATE THE BATTERY IS CHARGING, WHERE A COMMON PILOT LIGHT IS USED IT SHALL HAVE A DISTINCTIVE DIFFERENCE IN ILLUMINATION TO INDICATE THE NORMAL CHARGING RATE AND THE FLOAT CHARGING RATE. IT IS NOT PERMITTED FOR THIS PILOT LIGHT TO BE MARKED "READY" TO INDICATE POWER AVAILABLE.

INSTRUCTIONS FOR THE OPERATION AND MAINTANANCE OF UNIT BATTERY:

UNIT BATTERY SHALL BE MAINTAINED BY COMPETENT MAINTANANCE PERSONNEL AND THE FOLLOWING RECORDS SHALL BE MAINTAINED:

A. THE MANUFACTURER SHALL SUPPLY WITH EACH UNIT BATTERY A COMPLETE SET OF INSTRUCTIONS FOR THE OPERATION AND MAINTANANCE OF THE EQUIPMENT. A COPY OF THIS INSTRUCTIONS SHALL BE FILED WITH THE ELECTRICAL BUREAU AT THE TIME OF APPROVAL OF THE UNIT BATTERY.
B. THE DATE OF ORIGINAL ANSTALATION AND OF SUBSEQUENT BATTERY REPLACEMENTS SHALL BE POSTED CONSPICUOUSLY ON THE BATTERY CONTAINER.
C. EACH UNIT SHALL BE TESTED ANNUALY.
D. THERE SHALL BE A WATER LEVEL INDICATOR WHERE APPLICABLE AND THE WATER SHALL BE CHECKED MONTHLY.
E. A REALY AVAILABLE LOG OF THIS INSPECTIONS SHALL BE MAINTAINED ON A CARD ATTACHED TO THE UNIT BATTERY. THE CARD SHALL CONTAIN THE NAME AND ADDRESS OF THE RESPONSIBLE MAINTENANCE PERSONNEL THAT PERFORMED THE TESTING REQUIRED IN <C> AND <D> OF THIS SUBSECTION.

NOTES:

ALL NEW PANELS MUST BE BOLT ON TYPE

TAMPER RESISTANT RECEPTACLES ARE REQUIRED FOR CHILD CARE FACILITIES

Multiple lights or a 4' vapor proof fluorescent fixture with cold tolerant ballasts and quick start for the walk-in unit(s).

Light fixtures to be shielded or have shatterproof bulbs in any food preparation, storage, utensil washing and bar areas.

Exit signs with battery back-up are required in areas as specified by the Fire Prevention Bureau. Sign placement shall be such that any point in the exit access shall not be more than 100 feet from the nearest visible sign. The bottom of egress markings shall be located at a vertical distance of not more than 80 inches above top edge of the egress opening intended

PANEL SCHEDULE EP#1

PANEL MTG.: SURFACE
MAIN CIRCUIT BRKR.: YES
MAIN LUGS: 200 AMPS
NO OF CCTS: 42
GROUND BAR: NO

VOLTAGE: 120/208V, 3Ø, 4W
LOCATION: ELECTRICAL ROOM
FEEDER SIZE: 4-#500 MCM
SERVED FROM: SWITCH BOARD

PANEL DIMENSIONS:
HEIGHT:
WIDTH:
DEPH:

CCT	AMP	WIRE SIZE	DESCRIPTION	A Ø (120V) AMPS	B Ø (120V) AMPS	C Ø (120V) AMPS	DESCRIPTION	WIRE SIZE	AMP	CCT
1	20	12	Hot Food Serving Counter	4.2 / 55.0				4	60	2
3	20	12	Heat Lamp		12.0 / 55.0		Hi-Temp Dishwasher	4	60	4
5	20	12	Heat Lamp			12.0 / 55.0		4	60	6
7	20	12	Bar Refrigerator 60"	3.2 / 4.6			Hand Dryer	12	20	5
9	20	12	Soda Machine		3.0 / 4.6			12	20	10
11	20	12	Bar Refrigerator 72"			3.2 / 4.6	Hand Dryer	12	20	12
13	20	12	Ice Maker	9.6 / 4.6				12	20	14
15	20	12	Draft Beer Cooler		2.3 / 2.2		1 glass door reach-in cooler	12	20	16
17	20	12	Glass Door Ref.			4.5 / 18.0	Steam Table 57 x 29	10	30	18
19	20	12	Glass Door Ref.	4.5 / 18.0				10	30	20
21	20	12	Reach in Ref.		4.5 / 18.0		Steam Table 57 x 29	10	30	22
23	20	12	Vegetable Preparation Machine			12.0 / 18.0		10	30	24
25	20	12	Coffee Brower	15.0 / 0.0			Spare			26
27	20	12	Hot Water Dispenser		1.2 / 12.0		Mixer	12	20	28
29	20	12	Salad Table 72"			7.2 / 12.0		12	20	30
31	20	12	Salad Table 72"	7.2 / 0.0			Spare			32
33	20	12	Salad Table 72"		7.2 / 0.0		Spare			34
35	20	12	Espresso Grinder			2.2 / 0.0	Spare			36
37	20	12	Espresso Machine	16.3 / 16.0			Low Temp Dishwasher	12	20	38
39	20	12			16.3 / 16.0			12	20	40
41			Spare			0.0 / 16.0		12	20	42
			TOTAL AMPS THIS PANEL	158.15	154.25	164.70				

PANEL SCHEDULE EP#2

PANEL MTG.: SURFACE
MAIN CIRCUIT BRKR.: YES
MAIN LUGS: 200 AMPS
NO OF CCTS: 42
GROUND BAR: NO

VOLTAGE: 120/208V, 3Ø, 4W
LOCATION: ELECTRICAL ROOM
FEEDER SIZE: 4-#500 MCM
SERVED FROM: SWITCH BOARD

PANEL DIMENSIONS:
HEIGHT:
WIDTH:
DEPH:

CCT	AMP	WIRE SIZE	DESCRIPTION	A Ø (120V) AMPS	B Ø (120V) AMPS	C Ø (120V) AMPS	DESCRIPTION	WIRE SIZE	AMP	CCT
1	20	12	CONDENSING UNIT 1	11.9 / 21.1				10	30	2
3	20	12			11.9 / 21.1		Hood Make Up Unit	10	30	4
5	20	12	CONDENSING UNIT 2			14.1 / 21.1		10	30	6
7	20	12		14.1 / 9.8			Hood Exhaust Fan	12	20	8
9	20	12	GAS Power Vent		5.0 / 9.8		Hood Exhaust Fan	12	20	10
11	20	12	Dishwasher Exhaust Fan			5.0 / 9.8	Hood Exhaust Fan	12	20	12
13			Spare	0.0 / 0.0			Spare			14
15			Spare		0.0 / 0.0		Spare			16
17			Spare			0.0 / 0.0	Spare			18
19			Spare	0.0 / 0.0			Spare			20
21			Spare		0.0 / 0.0		Spare			22
23			Spare			0.0 / 0.0	Spare			24
25			Spare	0.0 / 0.0			Spare			26
27			Spare		0.0 / 0.0		Spare			28
29			Spare			0.0 / 0.0	Spare			30
31			Spare	0.0 / 0.0			Spare			32
33			Spare		0.0 / 0.0		Spare			34
35			Spare			0.0 / 0.0	Spare			36
37			Spare	0.0 / 0.0			Spare			38
39			Spare		0.0 / 0.0		Spare			40
41			Spare			0.0 / 0.0	Spare			42
			TOTAL AMPS THIS PANEL	56.90	45.80	48.00				

PANEL SCHEDULE EP#3

PANEL MTG.: SURFACE
MAIN CIRCUIT BRKR.: YES
MAIN LUGS: 200 AMPS
NO OF CCTS: 42
GROUND BAR: NO

VOLTAGE: 120/208V, 3Ø, 4W
LOCATION: ELECTRICAL ROOM
FEEDER SIZE: 4-#500 MCM
SERVED FROM: SWITCH BOARD

PANEL DIMENSIONS:
HEIGHT:
WIDTH:
DEPH:

CCT	AMP	WIRE SIZE	DESCRIPTION	A Ø (120V) AMPS	B Ø (120V) AMPS	C Ø (120V) AMPS	DESCRIPTION	WIRE SIZE	AMP	CCT
1	20	12	PARTY ROOM OUTLETS	12.0 / 4.0			PARTY ROOM AND CORRIDOR LIGHTS	12	20	2
3	20	12	CLIENT AREA OUTLETS 1		7.5 / 6.5		CLIENT AREA 2 , HOST AREA AND VESTIBULE LIGHTS	12	20	4
5	20	12	CLIENT AREA OUTLETS 2			7.5 / 12.0	CLIENT AREA 1 AND BAR LIGHTS	12	20	6
7	20	12	HOST AREA & VESTIBULE OUTLETS	7.5 / 3.5			OFFICE, CORRIDOR 2, RESTROOMS, SERVER AND SPRINKLER ROOM LIGHTS	12	20	8
9	20	12	OFFICE, SPRINKLER ROOM AND SERVER ROOM OUTLETS		10.5 / 3.0		KITCHEN AND DISHWASHING AREA LIGHTS	12	20	10
11	20	12	CORRIDOR 1 OUTLETS			6.0 / 2.5	PREPARATION AREA, DRY STORAGE, WALK-IN COOLER AND WALK-IN FREEZER LIGHTS	12	20	12
13	20	12	MEN AND WOMEN RESTROOMS OUTLETS	6.0 / 10.0			Monument Signs			14
15	20	12	CORRIDOR 2 AND PARTY ROOM OUTLETS		9.0 / 10.0		Wall Mounted Outdoor Signs			16
17	20	12	PREPARATION ROOM AND DISHWASHING AREA OUTLETS			12.0 / 16.0	Show Window Outlets			18
19	20	12	KITCHEN OUTLETS	8.0 / 2.0			Emergency Exit Signs			20
21	20	12	ELECTRICAL ROOM AND JANITOR ROOM OUTLETS		4.5 / 0.2		Fire Alarm			22
23			Spare			0.0 / 0.0	Spare			24
25			Spare	0.0 / 0.0			Spare			26
27			Spare		0.0 / 0.0		Spare			28
29			Spare			0.0 / 0.0	Spare			30
31			Spare	0.0 / 0.0			Spare			32
33			Spare		0.0 / 0.0		Spare			34
35			Spare			0.0 / 0.0	Spare			36
37			Spare	0.0 / 0.0			Spare			38
39			Spare		0.0 / 0.0		Spare			40
41			Spare			0.0 / 0.0	Spare			42
			TOTAL AMPS THIS PANEL	54.00	51.20	56.00				

ISSUE DATES
DATE | DESCRIPTION
JANUARY 12TH, 2026 | PERMIT REVIEW PLANS

ANDRZEJ KACPRZYNSKI ARCHITECTS
ul. Wiejska 4/1
05-816 Michałowice-Reguły
tel. 723 877 604
www.kacprzynski.com

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT
25 S. Roselle Rd. Schaumburg, IL 60193

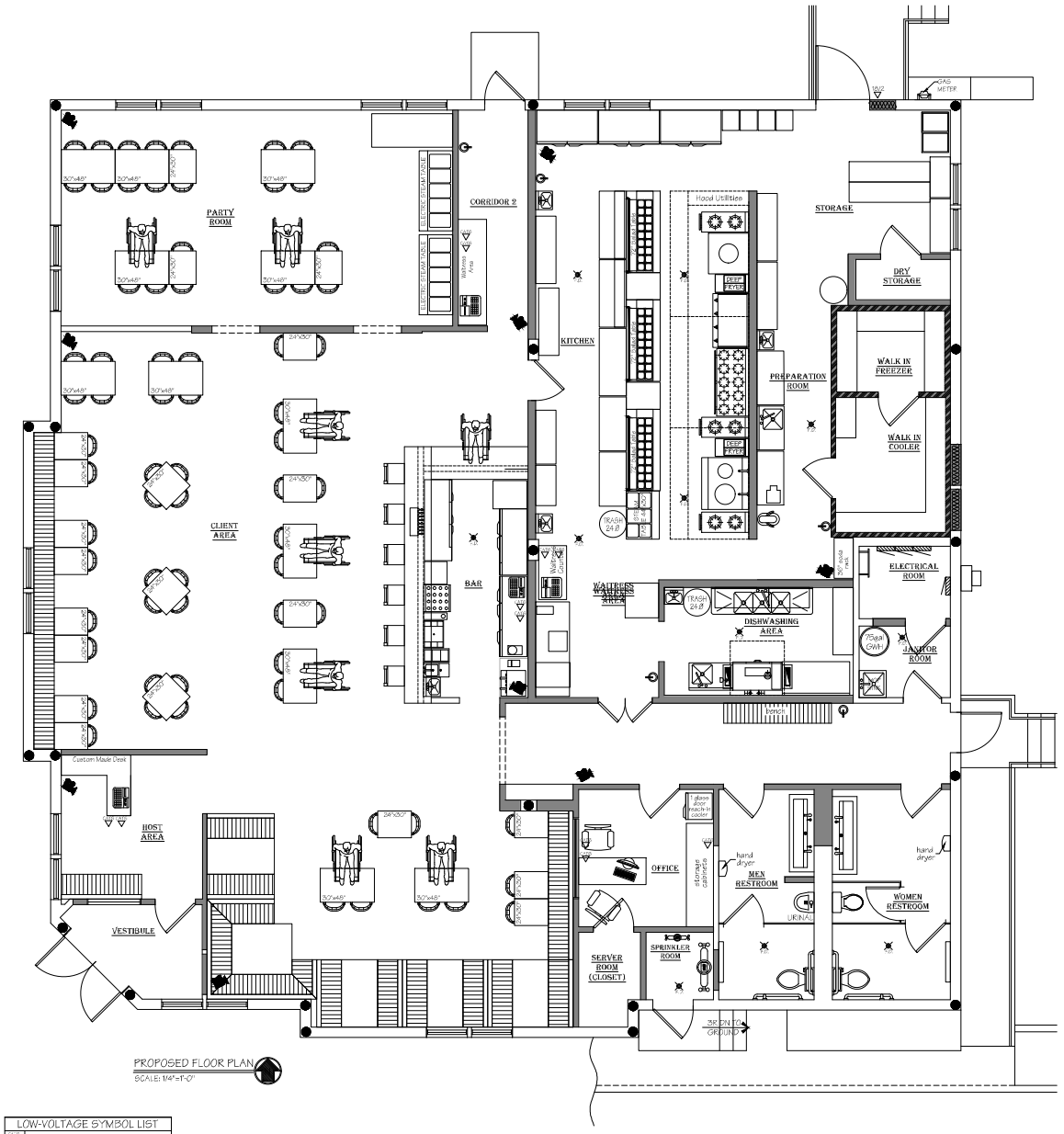
JOB NO: 25-020
DRAWN BY: PIOTR ŁUKASZ KACPRZYNSKI E-mail: biuro@kacprzynski.com
CHECKED BY: AK

DRAWING LIST
ELECTRICAL DETAILS

SHEET NO.
E-2

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #



LOW-VOLTAGE SYMBOL LIST

- -CATEGORY 6 ETHERNET OUTLET
- -NEW SECURITY CAMERA
- -CEILING MOUNT SPEAKER
- -WALL MOUNT SPEAKER
- -DOOR STRIKE

GRAPHIC SCALE

-10 0 5 10

(IN FEET)
1/4"=1'-0"

ISSUE DATES

DATE	DESCRIPTION
JANUARY 12TH, 2026	PRELIMINARY PLANS

ANDRZEJ KACPRZYNSKI ARCHITECTS
ul. Kazimierzowska 51
02-546 Warszawa
tel. +48 22 877 6004
www.kacprzynski.com

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT

25 S. Roselle Rd. Schaumburg, IL 60193

JOB NO 25-020 | DRAWN BY: PIOTR ŁAGUSZ, PIOTR KACPRZYNSKI, E-mail: piotr@kacprzynski.com | CHECKED BY: AK

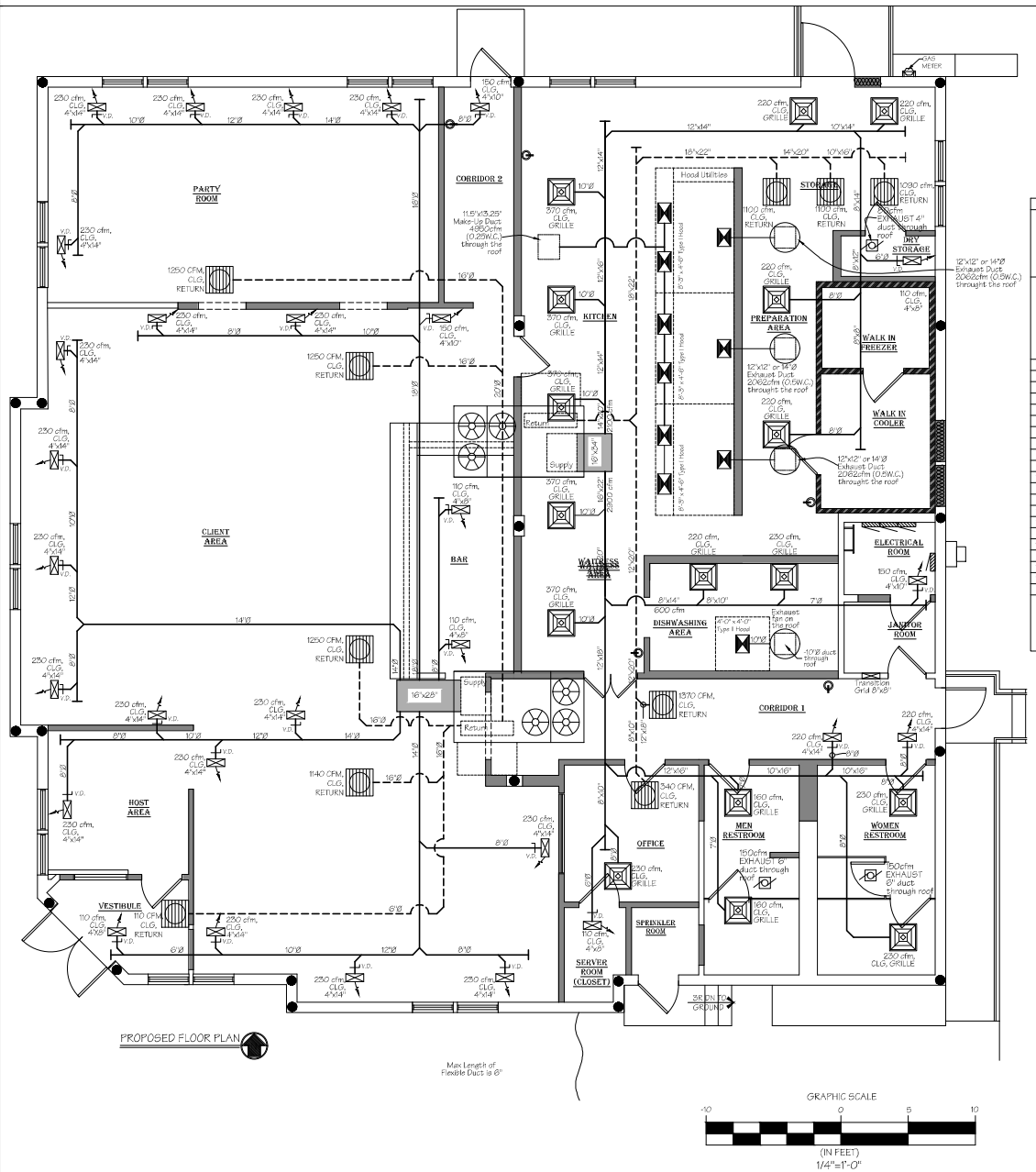
DRAWING LIST

LOW-VOLTAGE PLAN

SHEET NO.
E-3

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #



LIGHT & VENT SCHEDULE - CLIENT AREA																				HEAT DATA				
ROOM DESCRIPTION			ORDINANCE REQUIREMENTS									ACTUAL PROVIDED												
			NATURAL LIGHT & VENTIL (SF)		MECHANICAL VENTIL (CFM)							NATURAL LIGHT & VENTIL (SF)		MECHANICAL VENTIL (CFM)										
ROOM NO.	ROOM NAME	FLOOR AREA (SF)	GLASS AREA	VENT AREA	PEOPLE OUTDOOR AIR FLOW RATE IN BREATHING ZONE CFM/PERSON - (Rp)	OCCUPANCY - (Pz)	AREA OUTDOOR AIR FLOW RATE IN BREATHING ZONE CFM/SQ.FT. - Ra	BREATHING ZONE OUTDOOR (Voz)	ZONE AIR DISTRIBUTION EFFECTIVENESS (Ez)	ZONE OUTDOOR AIR (Voz)	EXHAUST AIR FROM ROOM	GLASS AREA	VENT AREA	SUPPLY AIR ECONOMIZER	SUPPLY AIR MAKE UP FAN	EXHAUST AIR FROM ROOM	HEAT LOSS FACTOR	ACTUAL BTU HEAT LOSS	ACTUAL CFM - RTU-1	ACTUAL CFM - RTU-2		
1	CLIENT AREA	1471.12	N/R	N/R	7.5	98	0.18	1000	0.8	800	N/R	58.90	-	625	-	-	ASHRAE	138240	0	3140	3556	
2	PARTY ROOM	464.51	N/R	N/R	7.5	31	0.18	316	0.8	253	N/R	70.68	-	230	-	-		43684	0	1150	1060	
3	BAR	174.16	N/R	N/R	7.5	1	0.18	33	0.8	31	N/R	-	-	44	-	-		10005	0	220	243	
4	HOST AREA	111.83	N/R	N/R	0	1	0	0	0.8	0	N/R	23.6	-	46	-	-		6639	0	230	161	
5	VESTIBULE	54.93	N/R	N/R	5	0	0.06	3	0.8	3	N/R	11.8	40	22	-	-		2956	0	110	72	
6	CORRIDOR 2	82.67	N/R	N/R	0	0	0.06	5	0.8	4	N/R	-	20	30	-	-		4464	0	150	108	
7	KITCHEN	626.54	N/R	N/R	0	3	0	0	0.8	0	4830.98	-	-	370	4950	6186		55741	1950	0	1850	
8	PREPARATION AREA	142.92	N/R	N/R	0	1	0	0	0.8	0	N/R	-	-	88	-	-		8258	440	0	426	
9	DISH WASHING AREA	112.00	N/R	N/R	0	1	0	0	0.8	0	N/R	-	-	80	-	-		6645	450	0	340	
10	OFFICE	101.64	N/R	N/R	5	1	0.06	11	0.8	9	N/R	-	-	46	-	-		6089	230	0	312	
11	STORAGE	152.57	N/R	N/R	0	0	0.12	18	0.8	15	N/R	-	20	88	-	-		8239	440	0	422	
12	JANITOR ROOM	36.70	N/R	N/R	0	0	0.12	4	0.8	3	N/R	-	-	0	-	600		1922	0	0	99	
13	ELECTRICAL ROOM	36.26	N/R	N/R	0	0	0.12	4	0.8	3	N/R	-	-	30	-	-		1958	150	0	100	
14	MEN RESTROOM	103.35	N/R	N/R	0	1	0	0	0.8	0	140	-	-	64	-	150		6536	320	0	335	
15	WOMEN RESTROOM	136.01	N/R	N/R	0	1	0	0	0.8	0	140	-	-	92	-	150		7945	460	0	407	
16	TOILET	21.00	N/R	N/R	0	0	0	0	0.8	0	70	-	-	22	-	80		1134	110	0	58	
17	CORRIDOR 1	197.54	N/R	N/R	0	0	0.06	11	0.8	9	N/R	-	20	88	-	-		10116	440	0	518	
18	SERVER ROOM	30.39	N/R	N/R	0	0	0.12	4	0.8	3	N/R	-	-	22	-	-		1641	110	0	84	
19	SPRINKLER ROOM	25.00	N/R	N/R	0	0	0.12	3	0.8	2	N/R	-	20	0	-	-		1350	0	0	69	
	TOTAL	4078.52						1135	790					2000	4830	7166		303640	5000	5000	10000	
						MINIMUM FURNACE IS:		310806		+15%=	357427					BTU/HR		5957	CFM			
						PROPOSED ROOF TOP UNIT RTU-1 IS:		BTU/HR INPUT 240000		EFFICIENCY (%) 82		BTU/HR OUTPUT 196000						CFM 5000				
						PROPOSED ROOF TOP UNIT RTU-2 IS:		BTU/HR INPUT 240000		EFFICIENCY (%) 82		BTU/HR OUTPUT 196000						CFM 5000				

LEGEND	
	-2'X2' HEATING/COOLING SUPPLY GRILLE W/DAMPER
	-2'X2' HEATING/COOLING RETURN GRILLE
	-HEATING/COOLING SUPPLY VENTS W/VOLUME CONTROL DAMPER
	-HEATING/COOLING RETURN VENTS
	COMMERCIAL HOOD EXHAUST FAN DUCT
	COMMERCIAL HOOD MAKE-UP FAN DUCT
	-EXHAUST FAN

AIR BALANCE SCHEDULE						
TAG	DESCRIPTION	CFM SUPPLY AIR	CFM RETURN AIR	CFM OUTSIDE AIR	CFM EXHAUST AIR	CFM PRESSURE DIFFERENCE
RTU-1	ROOF TOP UNIT	4000	4000	1000	0	1000
RTU-2	ROOF TOP UNIT	5000	5000	1000	0	1000
KITCHEN HOOD	EXHAUST FAN	-	-	0	6186	-6186
	MAKE-UP UNIT	-	-	4950	0	4950
DISHWASHER HOOD	EXHAUST FAN	-	-	0	600	-600
EF-4	WOMEN TOILET EXHAUST FAN	-	-	0	150	-150
EF-4	WOMEN TOILET EXHAUST FAN			0	150	-150
EF-5	TOILET EXHAUST FAN	-	-	0	80	-80
	TOTAL	9000	9000	6950	7166	-216
	THE MECHANICAL SYSTEM WILL KEEP THE SPACE PRESSURIZED WITH - 0 CFM					

EQUIPMENT SCHEDULE							
TAG	QUANTITY	DESCRIPTION	ELECTRICAL				
			VOLT	PH	HERTZ	AMPS	WATTS
RTU-1, RTU-2	2	ROOF TOP UNIT, Carrier #48HCPE14, 12.5 TONS, Total Air 5000 CFM, Outside Air: 1000 CFM Gas Heat: 240,000 BTU Input, 196,000 BTU Output, Efficiency 81% AFUE, Cooling 146,000 Btu, R410a, Charge: 8x 109-Oz, 13.9 SEER	208 / 240	3	60	70A (80A)	14560
CU-1	1	CONDENSING UNIT 1, (FOR WALK IN COOLER), Northlake, MSMC007MB, 180 lb	208 / 230	1	60	11.9	2475
CU-2	1	CONDENSING UNIT 2, (FOR WALK IN FREEZER), Northlake, MSLC012MB, 240 lb	208 / 230	1	60	14.1	2933
EF-4	2	Panasonic 150 CFM (FV-0811RQ1) Ceiling Exhaust Fan or approved equal; provide with gravity back draft damper integral grille and duct to wall cap	120	1	60	0.2	28
EF-5	1	CEILING EXHAUST FAN, Panasonic model FV-0811RQ1 or approved equal; 80 cfm provide with gravity back draft damper integral grille and duct to wall cap	120	1	60	0.2	22
HAND DRYER	2	Electric Hand Dryer, XLERATOR, THIN AIR	110-120	1	60	7.9	950
GWH 75	1	GAS Power Vent Tank Water Heater: AO Smith Proline XE GPVX-75L gal, 76,000 BTU,	120	1	60	3	360

ISSUE DATES
DATE | DESCRIPTION
JANUARY 29TH, 2026 | PERMIT/REVIEW PLANS

ANDRZEJ KACPRZYNSKI ARCHITECTS
ANDRZEJ KACPRZYNSKI
ARCHITECT
tel. 773.877.9004
www.kacprzynski.com

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT
25 S. Roselle Rd. Schaumburg, IL 60193

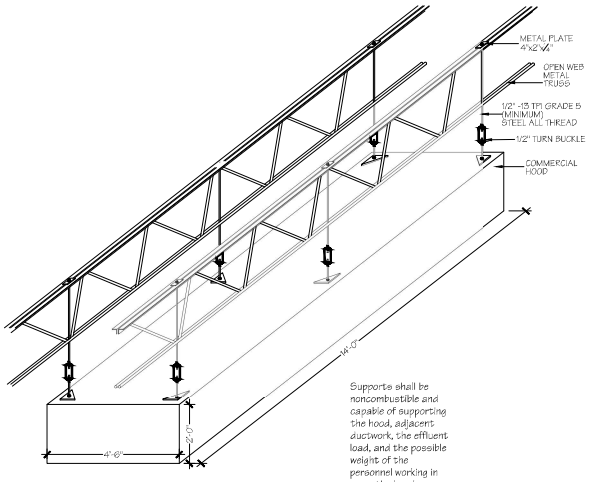
JOB NO 25-020
DRAWN BY: TOTE HAGLEI, ANDRZEJ KACPRZYNSKI, E-mail: andrzej@kacprzynski.com
CHECKED BY: AK

DRAWING LIST
MECHANICAL FLOOR PLAN

SHEET NO.
M-1

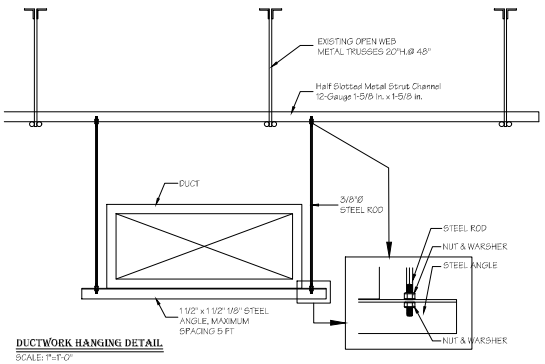
STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

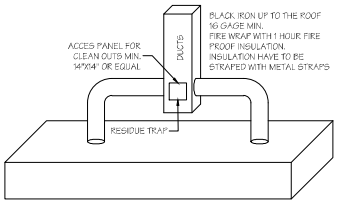


COMMERCIAL HOOD TO OPEN WEB TRUSSES HANGING DETAIL
SCALE: 1/2"=1'-0"

Supports shall be noncombustible and capable of supporting the hood, adjacent ductwork, the effluent load, and the possible weight of the personnel working in or on the hood.

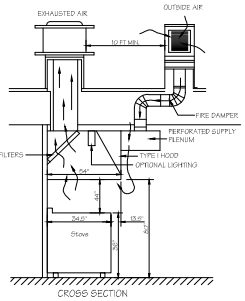


DUCTWORK HANGING DETAIL
SCALE: 1"=1'-0"



FIREWRAP ELITE 1.5 GREASE DUCT INSULATION. ASTM E 2336 2 LAYERS WRAP FOR GREASE DUCT

DETAIL OF TYPE I DUCT CLEANOUT & INSULATION WRAP



CROSS SECTION

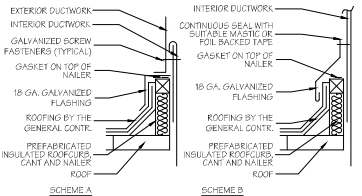
The system shall be balanced to the ventilation rates in the ventilation schedule (including kitchen design). A balancing report shall be filled with VOHE prior to final inspection including indication of required outside air.

The location and size/extent of cut out in roof for new openings will not breach the structural integrity of the existing roof structure. Maintain integrity of existing roofing above and patch/repair as required.

MECHANICAL NOTES
1) The leakage test shall be scheduled and performed in the presence of the Village inspector for the Type I exhaust duct prior to enclosing with the listed insulation. (Section 506.3.2.5)

2) The performance test, in accordance with Section 507.16 and a capture and containment test, in accordance with Section 507.16.1 shall be performed on the kitchen exhaust hoods prior to final inspection. (Section 106.3.1)

3) The copy of a test and balance report, performed by a certified, third party test and balance contractor, shall be submitted to the Village prior to the final inspection. (Section 106.3.1)



DETAIL - TYPICAL DUCT PENETRATION THRU ROOF
NOT TO SCALE

Duct joints, seams and connections shall be securely fastened and sealed with tape and/or mastics labeled as UL 181A (rigid ducts) or UL 181B (flexible ducts). "Duct tape" is not permitted.

The rigid ducts shall be supported with approved hangers that are spaced at no more than 10'-0". Flexible ducts shall be supported in accordance with the manufacturer's installation instructions.

All suspended equipment: ductwork, lighting grid, soffits etc. shall be supported from the building structure designed to support additional loads (joists, beams, etc.). Support from the roof deck is not allowed unless it is specifically noted in the drawings or structural calculations.

Provide a mechanical balancing report by an approved method for enclosed occupied spaces to determine that ventilation rates are in compliance with IMC 2021. Provide HVAC test and balance report to the Village inspector and plan reviewer at final mechanical inspection

Notes:

a) The commercial hood does not penetrate the ceiling and walls of the kitchen. It penetrates only the dropped ceiling and that ceiling will be fully enclosed from the point of penetration to the outlet terminal.
See page A-15.

b) Type 1 hood shall be constructed of steel that is a minimum .0466-inch thick or stainless steel that is minimum .0359 inch thick.

c) Supports shall be noncombustible and capable of supporting the hood, adjacent ductwork, the effluent load, and the possible weight of the personnel working in or on the hood. See details on page M-4.

d) Joints, seams, penetrations: External hood joints shall be made with a continuous liquid-tight weld or braze to the lower outermost perimeter of the hood. Internal joint, seams, penetrations, filter support frames, and other appendages shall not be required to be brazed or welded but shall be sealed grease tight.

e) Grease duct size - see page M-2

f) Type of joint seams and connections to be used for the installation of the grease duct to the Type 1 hood and exhaust fan: Welded, cold roll, light test, onsite welding connections.

g) Exhaust fan termination to be a minimum 40" above the roof - see detail on page M-4

h) "LIGHT TEST" to be performed on the grease duct system as per NFPA 96 7.5.2.1.2

The install team supplying duct for hood will pre-weld black iron at shop and perform a light test there.

In case any modifications are needed on site, they will have their welder at the install and provide another light test to ensure there are no pin holes, etc.

NOTES
Wall behind cook line/Kitchen exhaust required to be constructed of non-combustible material. Finish material required to extend 18 inches above and sides of kitchen exhaust hood

Light test required for exhaust duct.

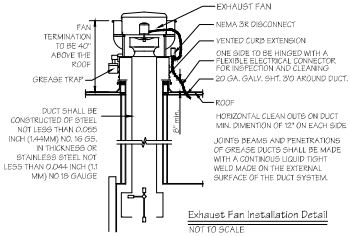
507.6 Performance test. A performance test shall be conducted upon completion and before final approval of the installation of a ventilation system serving commercial cooking appliances. The test shall verify the rate of exhaust airflow required by Section 507.5, makeup airflow required by Section 508 and proper operation as specified in this chapter.
The permit holder shall furnish the necessary test equipment and devices required to perform the teste.

Type I Exhaust hood shall extend a minimum of 6" horizontally beyond the edges of all covered equipment. (Sec. 507.4.1)

Type I hood over 12' in length shall have more than 1 inlet.

507.2.6 Clearances for Type I hood. A Type I hood shall be installed with a clearance to combustibles of not less than 18 inches Grease duct light test will be performed and witnessed by the Village inspector in accordance with sec. 506.3.2.5

International Mechanical Code. 804.3.4 Horizontal terminations.
Horizontal terminations shall comply with the following requirements:
1. Where located adjacent to walkways, the termination of mechanical draft systems shall be not less than 7 feet above the level of the walkway.
2. Vents shall terminate at least 3 feet above any forced air inlet located within 10 feet.
3. The vent system shall terminate at least 4 feet below, 4 feet horizontally from or 1 foot above any door, window or gravity air inlet into the building.
4. The vent termination point shall not be located closer than 3 feet to an interior corner formed by two walls perpendicular to each other.
5. The vent termination shall not be mounted directly above or within 3 feet horizontally from an oil tank vents or gas meter.
6. The bottom of the vent termination shall be located at least 12 inches above finished grade.



Exhaust Fan Installation Detail
NOT TO SCALE

HOOD EQUIPMENT SCHEDULE											
SERVICE FOR	EXHAUST FAN					MAKE-UP UNIT					
	MODEL	CFM	MOTOR HP	RPM	ELECTRICAL	MODEL	CFM	MOTOR HP	RPM	GAS BTU	ELECTRICAL
TYPE I HOOD 8'-5" x 4'-6"	28D-ECA EF-1	2062 @0.5 ESP	1/2	1725	115V, 60hz 1ph, 9.8 A	TK30D-3PH	4960 @0.25 ESP	7.5	1466	727828	208/240V, 60hz 3ph, 21.1A
TYPE I HOOD 8'-5" x 4'-6"	28D-ECA EF-2	2062 @0.5 ESP	1/2	1725	115V, 60hz 1ph, 9.8 A						
TYPE I HOOD 8'-5" x 4'-6"	28D-ECA EF-3	2062 @0.5 ESP	1/2	1725	115V, 60hz 1ph, 9.8 A						
Type II Hood 4'-0" x 4'-0"		600 @0.5 ESP	1/2		115V, 60hz 1ph, 3.0 A						

EQUIPMENT UNDER HOOD					
TAG	QTY.	DESCRIPTION	DESCRIPTION	L (IN.)	D (IN.)
15	2	DEEP FRYER	Gas	21	34 ⅞
14	1	DEEP FRYER	Gas	15.5	30 ⅞
7	1	GRIDDLE	Gas	48	30

1) A TYPE I HOOD SHALL BE INSTALLED WITH A CLEARANCE TO COMBUSTIBLES OF NOT LESS THAN 18 INCHES

2) TYPE I HOODS SHALL BE EQUIPPED WITH LISTED GREASE FILTERS DESIGNED FOR THE SPECIFIC PURPOSE. GREASE-COLLECTING EQUIPMENT SHALL BE PROVIDED WITH ACCESS FOR CLEANING. THE LOWEST EDGE OF A GREASE FILTER LOCATED ABOVE THE COOKING SURFACE SHALL BE NOT LESS THAN THE HEIGHT SPECIFIED IN TABLE:

3)

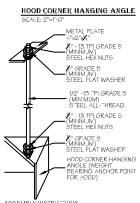
TABLE 507.2.8
MINIMUM DISTANCE BETWEEN THE LOWEST EDGE OF A GREASE FILTER AND THE COOKING SURFACE OR THE HEATING SURFACE

TYPE OF COOKING APPLIANCES	HEIGHT ABOVE COOKING SURFACE (feet)
Without exposed flame	0.5
Exposed flame and burners	2
Exposed charcoal and charbroil type	3.5

4) EXHAUST OUTLETS THAT TERMINATE ABOVE THE ROOF SHALL HAVE THE DISCHARGE OPENING LOCATED NOT LESS THAN 40 INCHES ABOVE THE ROOF SURFACE.

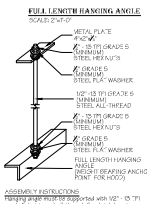
5) THE INSIDE LOWER EDGE OF CANOPY-TYPE COMMERCIAL COOKING HOODS SHALL OVERHANG OR EXTEND A HORIZONTAL DISTANCE OF NOT LESS THAN 6 INCHES BEYOND THE EDGE OF THE COOKING SURFACE, ON ALL OPEN SIDES.

HOOD CORNER HANGING ANGLE
SCALE: 2"=1'-0"



ASSEMBLY INSTRUCTIONS
Hanging angle must be supported with ½" - 13 TPI grade 5 (minimum) all-thread. Sandwich hanging angles and ceiling anchor points with ½" grade 5 (minimum) steel flat washers and ½" - 13 TPI grade 5 (minimum) HEX nuts as shown.
Must use doubled HEX nut configuration beneath hood hanging angles and above ceiling anchors.
Maintain 1.9" of exposed threads beneath bottom HEX nut. Torque all HEX nuts to 57 ft-lbs

FULL LENGTH HANGING ANGLE
SCALE: 2"=1'-0"



ASSEMBLY INSTRUCTIONS
Hanging angle must be supported with ½" - 13 TPI grade 5 (minimum) all-thread. Sandwich hanging angles and ceiling anchor points with ½" grade 5 (minimum) steel flat washers and ½" - 13 TPI grade 5 (minimum) HEX nuts as shown.
Must use doubled HEX nut configuration beneath hood hanging angles and above ceiling anchors.
Maintain 1/4" of exposed threads beneath bottom HEX nut. Torque all HEX nuts to 57 ft-lbs

KITCHEN HOOD COMMENTS:

506.3.1 Duct materials.
Ducts serving Type I hoods shall be constructed of materials in accordance with Sections 506.3.1.1 and 506.3.1.2.

506.3.1.1 Grease duct materials.
Grease ducts serving Type I hoods shall be constructed of steel having minimum thickness of 0.0575 inch No.16 gage or stainless steel not less than 0.0450 inch No. 18 gage in thickness.
Exception: Factory -built commercial kitchen grease ducts listed and labeled in accordance with UL 1978 and installed in accordance with Section 304.1

506.3.12. Makeup air ducts
Makeup air ducts connecting to or within 18 inches of a Type I hood shall be constructed and installed in accordance with Section 603.1, 603.3, 603.4, 603.8, 603.10 and 603.12
Duct insulation installed within 18 inches of a Type I hood shall be noncombustible or shall be listed for the application.

507.2.8 Type I filters.
Type I hoods shall be equipped with grease filters listed and labeled in accordance with UL 1046. Grease filters shall be provided with access for cleaning or replacement. The lowest edge of a grease filter located above the cooking surface shall be not less than the height specified in Table 507.2.8.

507.2.8.2 Mounting position of grease filters.
Filters shall be installed at angle of not less than 45 degrees from the horizontal and shall be equipped with drip tray beneath the lower edge of the filters.

All deep fat fryers shall be installed with at least a sixteen-inch space between the fryer and surface flames from adjacent cooking equipment. NFPA 96 , 12.1.2.4

Provide a portable fire extinguisher in the kitchen area within thirty (30) feet of the hood to be protected. The extinguishing agent shall be suitable for the area being protected. The extinguisher shall have a class K rating. NFPA 96, 10.10.0

All gas cooking equipment to be installed with NSF / ANSI approved polycoated gas lines with quick disconnect.

Duct joints, seams and connections shall be securely fastened and sealed with tape and/or mastics labeled as UL 181A (rigid ducts) or UL 181B (flexible ducts). "Duct tape" is not permitted

The rigid ducts shall be supported with approved hangers that are spaced at no more than 10'-0". Flexible ducts shall be supported in accordance with the manufacturer's installation instructions.

All suspended equipment: ductwork, lighting grid, soffits etc. shall be supported from the building structure designed to support additional loads (joists, beams, etc.). Support from the roof deck is not allowed unless it is specifically noted in the drawings or structural calculations

ISSUE DATES
DATE | DESCRIPTION
JANUARY 13TH, 2026 | PERMIT/REVIEW PLANS

PANCHALA ARCHITECTS INC
1 S 376 Summit Ave Suite 1
Oakbrook Terrace, IL 60181
tel. 773.677.9004
www.panchala.com

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT
25 S. Roselle Rd. Schaumburg, IL 60193

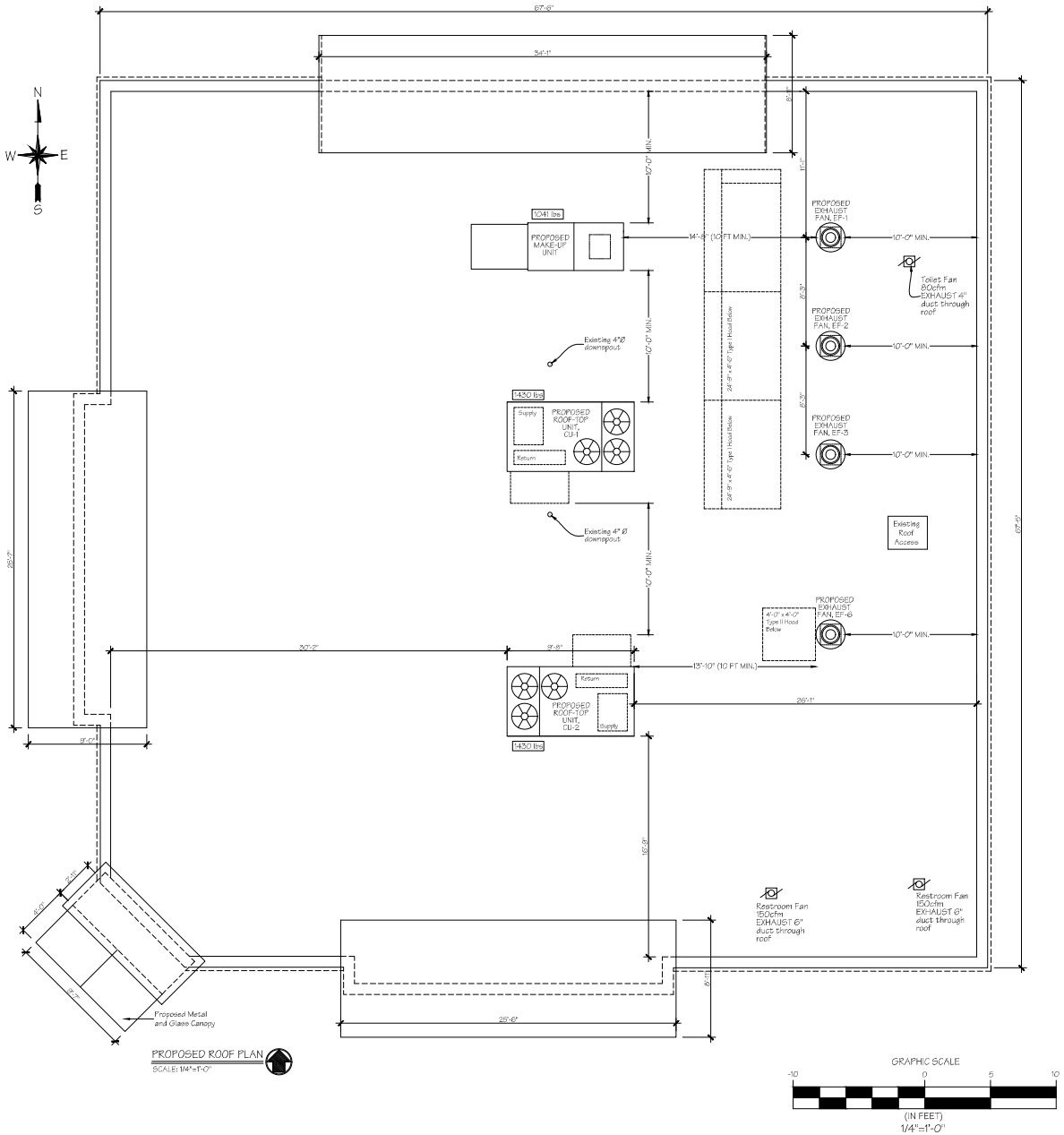
JOB NO 2560 | CHECKED BY AK
DRAWN BY: JYOTI KHOLOD, PRATIK KHOLOD, E-mail: pkholod@yahoo.com

DRAWING LIST
MECHANICAL DETAILS

SHEET NO.
M-2

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #



ISSUE DATES

DATE	DESCRIPTION
JANUARY 25TH, 2026	PRELIMINARY PLANS

ANDRZEJ KACPRZYNSKI ARCHITECTS P.C.
ul. Kaczeńcowa 1
Warszawa 01-493 Poland
tel. 773.877.9304
www.kaczarch.com

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT

25 S. Roselle Rd. Schaumburg, IL 60193

JOB NO: 25-020

DRAWN BY: PIOTR ŁAGUSZ, PIOTR KACZOR, E-mail: piotr@kaczarch.com

CHECKED BY: A.K.

DRAWING LIST

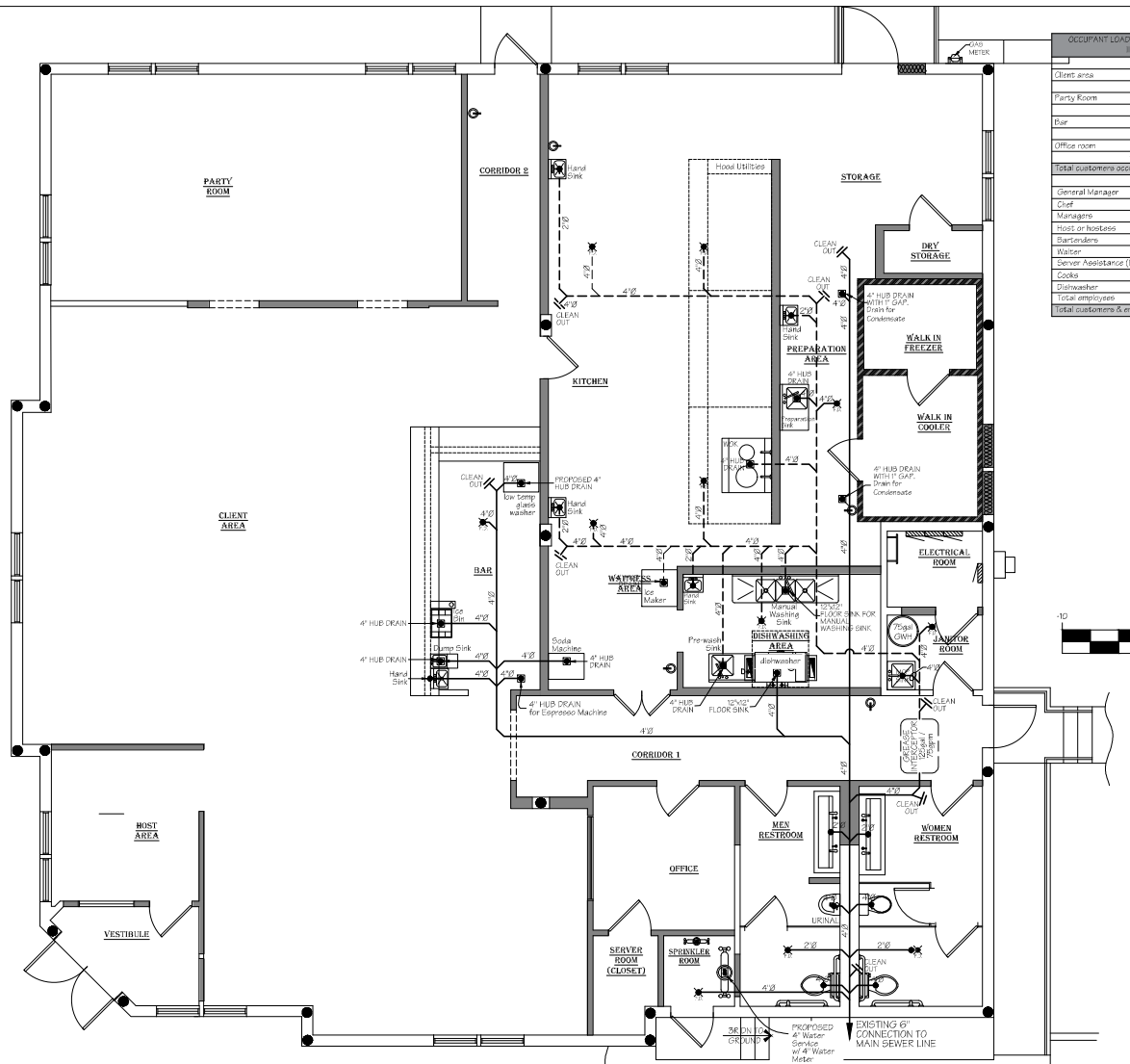
PROPOSED ROOF PLAN

SHEET NO.

M-3

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #



OCCUPANT LOAD CALCULATIONS FOR MIN. PLUMBING FIXTURES (Illinois Plumbing Code 890.810 II)	
CUSTOMERS	
Client area	1471.12 SQ.FT.
- 50 sq.ft /person	30 persons
Party Room	464.51 SQ. FT.
- 30 sq.ft /person	16 persons
Bar	174.16 SQ. FT.
- 30 sq.ft /person	6 persons
Office room	101.64 SQ. FT.
-200 sq.ft /person	1 person
Total customers occupancy load	73 persons
WORKERS	
General Manager	1
Chef	1
Managers	1
Host or hostess	1
Bartenders	1
Waiter	2
Server Assistance (Bus)	2
Cooks	3
Dishwasher	1
Total employees	13 persons
Total customers & employees	86 persons

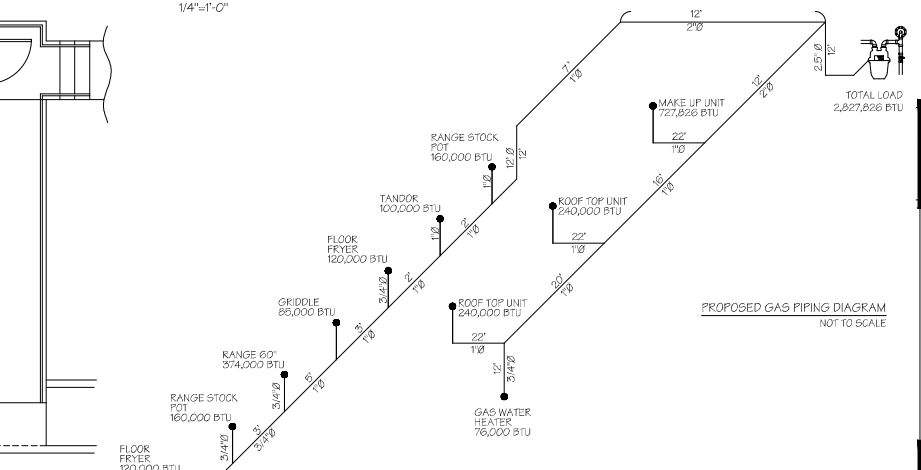
WATER SUPPLY FIXTURE LOAD (SFU)						
TAG	TYPE OF FIXTURE	No.		Water Supply Fixture Units		FIXTURE LOAD
WC	WATER CLOSET(TANK)	3	X	3	=	9
URINAL	URINAL	1	X	5	=	5
LAV	LAVATORY	4	X	2	=	8
3 COMP SINK	3 COMPARTMENT SINK	1	X	4	=	4
H/SINK	HAND SINK	5	X	2	=	10
PREP.SINK	PREPARATION SINK	1	X	4	=	4
PRE-WASH SINK	PRE-WASH SINK	1	X	4		4
M/SINK	MOP SINK	1	X	3	=	3
DUMP SINK	DUMP SINK	1	X	2	=	2
DISH/GLASS WASHER	DISHWASHER	2	X	2	=	4
	TOTAL	20				53
	MIN. WATER SERVICE PIPE SIZE			MIN. WATER METER SIZE REQ'D.		
	1¼" Ø			1"Ø		
Required Water Supply						
DEMND (GPM)	PIPE SIZE (INCHES)	Pressure Loss (PSI/100' of Pipe)		Velocity (Ft./Sec.)		Meter Size (Inches)
29.0	1¼" Ø	9.5		7.4		1"Ø

GAS LOAD TABLE				
GAS: NATURAL, INLET PRESSURE: LESS THAN 2 PSI		SCHEDULE 40 METALLIC PIPE, PRESSURE DROP: 0.5 IN. W.C., SPECIFIC GRAVITY: 0.60		
NO	FIXTURE TYPE	MODEL	BTU	Total BTU
1	RANGE STOCK POT (2x)	ATOSA ATSF-18-2	160,000 x3	480,000
2	GAS FLOOR FRYER (2x)	VALPF VALGF-120NG	120,000 x2	240000
3	GRIDDLE	ATOSA ATTG-48	100,000	100,000
5	RANGE 60"	ATOSA ARG-10B-NG	374,000	374,000
37	2 BURNER WOK STOVE	CWS-200	350,000	350,000
50	TANDOR		100,000	100,000
RTU-1	ROOF TOP UNIT	CARRIER #48HCFE14	240,000	240,000
RTU-2	ROOF TOP UNIT	CARRIER #48HCFE14	240,000	240,000
MU-1	MAKE UP UNIT	NAKS TK3DD-3PH	727,826	727,826
GWH-1	GAS WATER HEATER 75gal		76,000	76000
		TOTAL LOAD		2827826

GRAPHIC SCALE

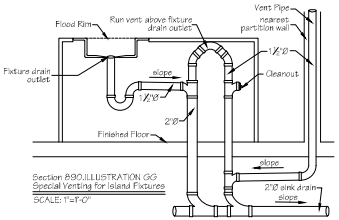
-10 0 5 10

(IN FEET)
1/4"=1'-0"



PROPOSED GAS PIPING DIAGRAM
NOT TO SCALE

PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



Section 890.ILLUSTRATION GG
Special Venting for Island Fixtures
SCALE: 1"=1'-0"

GREASE TRAP CALCULATIONS									
Capacity of the sinks in cubic inches									
	QUANTITY	BOWLS	BOWL SIZE				CUBIC INCHES	Fixture Rating	
3 COMP. SINK	1	3	18	x	18	x 12	11664	1.00	11664
HAND SINK	3	1	14	x	10	x 5.5	770	1.00	2310
PRE WASH SINK	1	1	18	x	18	x 12	3888	1.00	3888
PREPARATION SINK	1	1	18	x	18	x 12	3888	1.00	3888
MOP SINK	1	1	24	x	24	x 10	5760	1.00	5760
								TOTAL	27510
Convert the capacity from Total cubic inches to gallons per minute (GPM):									
	27510		÷	231	=	119.1	GAL		
Required capacity of Grease trap									
	119.09		x	1.00	=	119	GAL		
REQUIRED MIN. SIZE OF GREASE TRAP							595 GAL		

PANOPLOS ARCHITECTS INC
9 N. Wacker Drive, Suite 1
Chicago, IL 60606
tel. 773.877.9004
www.panoplos.com

ISSUE DATES

DATE	DESCRIPTION
JANUARY 25TH, 2026	PERMIT/AGENCY PLANS

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT

25 S. Roselle Rd. Schaumburg, IL 60193

JOB NO 25-020

DRAWN BY: PETR NIKOLOV, ANDRZEJ KACPRZYNSKI, E-mail: info@panoplos.com

CHECKED BY: AK

DRAWING LIST

PROPOSED PLUMBING FLOOR PLAN

SHEET NO. P-1

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

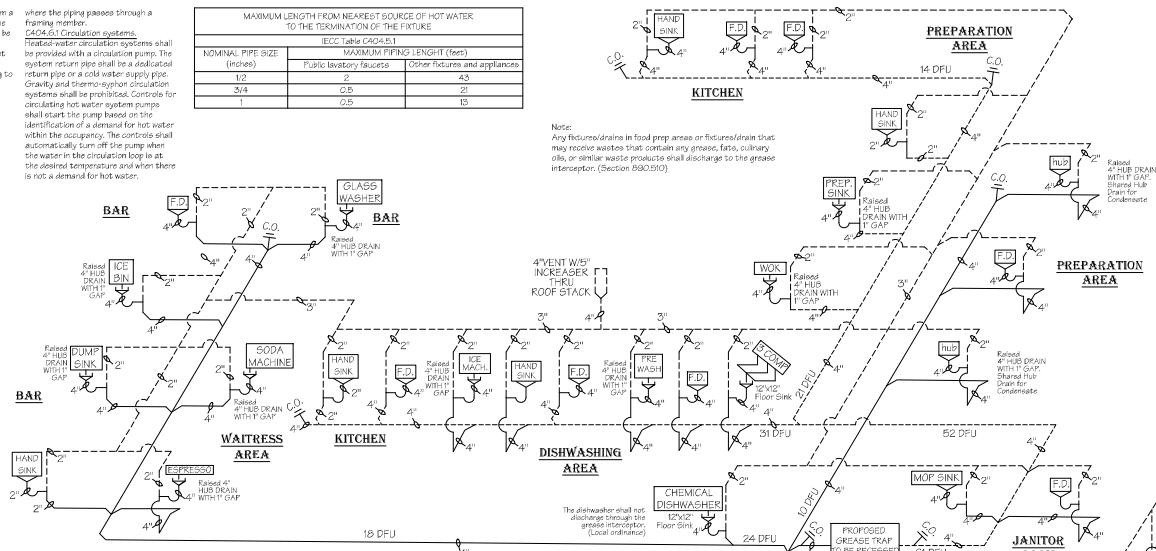
APP. #

C404.4 Insulation of piping. Piping from a water heater to the termination of the heated water fixture supply pipe shall be insulated in accordance with Table C403.11.3. On both the inlet and outlet piping of a storage water heater or heated water storage tank, the piping to a heat trap or the first 8 feet of piping, whichever is less, shall be insulated. Piping that is heat traced shall be insulated in accordance with Table C403.11.2 or the heat trace manufacturer's instructions. Tubular pipe insulation shall be installed in accordance with the insulation manufacturer's instructions. Pipe insulation shall be continuous except where the piping passes through a framing member.

C404.6.1 Circulation systems. Heated-water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermo-syphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is not a demand for hot water.

MAXIMUM LENGTH FROM NEAREST SOURCE OF HOT WATER TO THE TERMINATION OF THE FIXTURE		
IECC Table C404.6.1		
NOMINAL PIPE SIZE (inches)	MAXIMUM PIPING LENGHT (feet)	
	Public lavatory faucets	Other fixtures and appliances
1/2	2	43
3/4	0.5	21
1	0.5	15

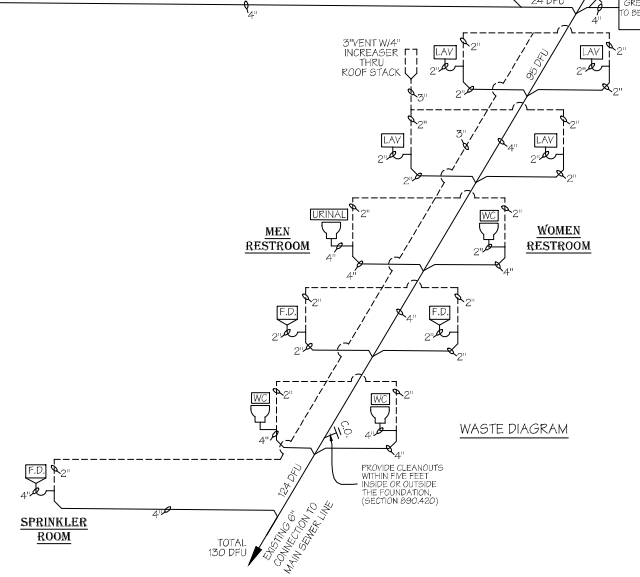
BUILDING DRAIN SIZE					
TAG	TYPE OF FIXTURE	No.		Drainage Fixture Units	D.F.U./ FIXTURE
WC	WATER CLOSET (Flush tank)	3	X	4	= 12
URINAL	URINAL (3/4" flush valve)	1	X	3	= 3
LAV.	LAVATORY	4	X	2	= 8
3 COMP	3 COMPARTMENT SINK	1	X	4	= 4
PRE-WASH SINK	PRE WASH SINK	1	X	3	= 3
MOP SINK	FLOOR MOP SINK	1	X	3	= 3
H/SINK	HAND SINK	5	X	2	= 10
PREP. SINK	PREPARATION SINK	1	X	3	= 3
WOK	WOK	1	X	2	= 2
GLASS WASHER	LOW TEMP GLASS WASHER	1	X	2	= 2
DUMP SINK	DUMP SINK	1	X	3	= 3
ICE MACH.	ICE MACHINE	1	X	2	= 2
SODA MACH.	SODA MACHINE	1	X	2	= 2
ESPRESSO MACH.	ESPRESSO MACHINE	1	X	2	= 2
ICE BIN	ICE BIN	1	X	1	= 1
DW	DISHWASHER	1	X	6	= 6
4" F.D.	4"Ø FLOOR DRAIN	9	X	6	= 54
2" F.D.	2"Ø FLOOR DRAIN	2	X	3	= 6
DRAIN FOR CONDENSATE WATER		2	X	2	= 4
	TOTAL	38			130
MIN. DIAMETER OF DRAIN PIPE		4"Ø		MIN. GRADE PER FOOT	
EXISTING DIAMETER OF DRAIN PIPE		6"Ø		1/8 INCH	



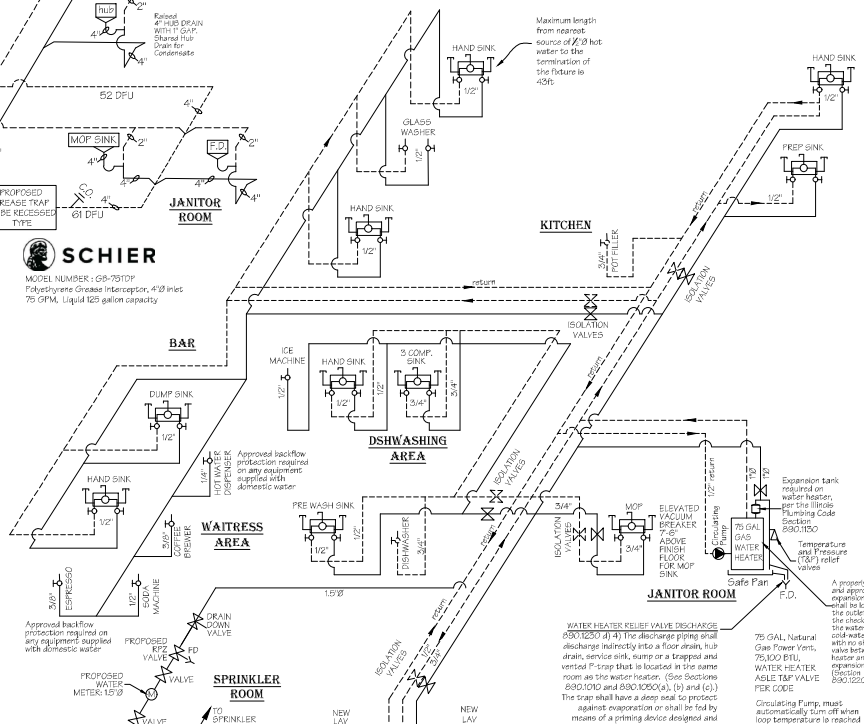
Note:
Any fixtures/drains in food prep areas or fixtures/drain that may receive wastes that contain any grease, fats, culinary oils, or similar waste products shall discharge to the grease interceptor. (Section 890.1510)

The dishwasher shall not discharge through the grease interceptor. (Local ordinance)

SCHIER
MODEL NUMBER : GS-7510P
Polyethyrene Grease Interceptor, 4"Ø inlet
75 GPM, Liquid 125 gallon capacity



WASTE DIAGRAM



WATER SUPPLY DIAGRAM

WATER HEATER RELIEF VALVE DISCHARGE
890.1230 d) 4) The discharge piping shall discharge indirectly into a floor drain, hub drain, service sink, sump or a trapped and vented P-trap that is located in the same room as the water heater. (See Sections 890.1010 and 890.1050.(a), (b) and (d).) The trap shall have a deep seal to protect against evaporation or shall be fed by means of a priming device designed and installed for that purpose. The use of a light-grade oil in the trap will retard evaporation.
890.120 Definitions: "Safe pans are not intended to receive discharges from temperature and pressure relief valves."

Provide automatic mixing device for public lavatories. The automatic mixing device shall be either thermostatic, pressure balance or combination controlled, adjusted to a maximum setting of 110°F as the time of installation.

75 GAL Natural Gas Power Vent, 75,100 BTU, WATER HEATER ASSE T&P VALVE PER CODE

Circulating Pump, must automatically turn off when loop temperature is reached and there is no demand, per Section C404.6.1

NOTES:
Unused sections of water pipe or water distribution piping ("dead ends"), where the water piping may become stagnant are prohibited. A developing length of 2 feet (2') shall be considered a dead end. No "dead ends" shall be created. (Section 890.1200(c))

Expansion tank required on water heater, per the Illinois Plumbing Code Section 890.1050

Temperature and Pressure (T&P) relief valves

A properly sized and approved expansion tank shall be located on the outlet side of the check valve in the water heater's cold-water supply, with no shut-off valves between the heater and expansion tank. (Section 890.1220.(b)(C))

PLUMBING NOTES
-PROVIDE SCHOCK ARRESTORS AT ALL FIXTURES
-PROVIDE SCHOCK ARRESTORS AT ALL RISERS
-PROVIDE SHUT OFF VALVES AT EACH FIXTURE
-PROVIDE VILLAGE OF SCHAUMBURG APPROVED RELIEF VALVE TO WATER HEATERS

NOTES:
ALL PLUMBING FIXTURES TO BE INSTALLED COMPLETE WITH ALL RELATED HARDWARE AND ACCESSORIES

PLUMBING NOTES

1. GENERAL NOTES ON THE DRAWING ARE PART OF THIS CONTRACT.

2. ALL PERMITS BY G.C., LICENSES, APPROVALS AND OTHER ARRANGEMENTS FOR WORK SHALL BE OBTAINED BY THE PLUMBING CONTRACTOR AT HIS OWN EXPENSE.

3. ALL NEW WORK AND MATERIAL SHALL CONFORM TO ALL APPLICABLE STATE AND VILLAGE CODES AND ORDINANCES.

4. THE INTENT OF THE DRAWINGS IS TO FURNISH THE OWNER A PLUMBING READY INSTALLATION.
5. UNLESS OTHERWISE REQUIRED BY LOCAL CODE PIPING MATERIALS SHALL BE AS FOLLOWS:
VENT, SOIL, WASTE & STORM BELOW GROUND:
-SCHEDULE 40 PVC (MIN. 4"Ø) ALLOWED FROM 5'-0" OUTSIDE FOUNDATION (@ CLEAN OUT) TO INSIDE OF HOUSE
- FROM 5'-0" TO STREET, SDR 26 (6"Ø MIN.).

INTERIOR HOT AND COLD WATER DISTRIBUTION PIPING

SEAMLESS COPPER WATER TUBE TYPE "K" OR "L" W/BRASS FITTINGS AND NO LEAD SOLDER.

VALVES
BALL VALVES FOR SHUT-OFF SHALL BE AS MANUFACTURED BY MILWAUKEE OR NIBCO.

6 IECC C404.4 Insulation of piping. Piping from a water heater to the termination of the heated water fixture supply pipe shall be insulated in accordance with Table C403.11.3. On both the inlet and outlet piping of a storage water heater or heated water storage tank, the piping to a heat trap or the first 8 feet (2438 mm) of piping, whichever is less, shall be insulated. Piping that is heat traced shall be insulated in accordance with Table C403.11.2 or the heat trace manufacturer's instructions. Tubular pipe insulation shall be installed in accordance with the insulation manufacturer's instructions. Pipe insulation shall be continuous except where the piping passes through a framing member. The minimum insulation thickness requirements of this section shall not supersede any greater insulation thick-ness requirements necessary for the protection of piping from freezing temperatures or the protection of personnel against external surface temperatures on the insulation.

Exception: Tubular pipe insulation shall not be required on the following:

The tubing from the connection at the termination of the fixture supply piping to a plumbing fixture or plumbing appliance.

- Valves, pumps, strainers and threaded unions in piping that is 1 inch (25 mm) or less in nominal diameter.
- Piping from user-controlled shower and bath mixing valves to the water outlets.
- Cold-water piping of a demand recirculation water system.
- Tubing from a hot drinking-water heating unit to the water outlet.
- Piping at locations where a vertical support of the piping is installed.
- Piping surrounded by building insulation with a thermal resistance (R-value) of not less than R-3.

7. PROVIDE DIELECTRIC FITTINGS WHERE COPPER JOIN FERROUS METAL.

8. FLASHING SHALL BE #4 LEAD MINIMUM.

9. Air chambers in plumbing lines are not allowed, SCHOCK ARRESTORS ARE REQUIRED. Village of Schaumburg Code 156.48

Provide SCHOCK ARRESTORS for each hot and/or cold water supply at each fixture and at all risers.

10. ALL CUTTING AND PATCHING FOR PLUMBING TRADES WORK SHALL BE BY PLUMBING CONTRACTOR.

11. CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIAL, EQUIPMENT, ETC. FURNISHED BY HIM FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE OF INSTALLATION.

12. PROVIDE SHUT-OFF VALVES AT EACH HOT AND/OR COLD WATER SUPPLY AT EACH FIXTURE.

The hot water recirculation pump shall automatically turn off when the water
in the loop is at the desired temperature and there is no demand for hot water.

A stack test on the waste and vent may be required by the plumbing inspector at time of
rough inspection and underground inspections.

100 psi air tests or water pressure required on water distribution piping at time of rough inspection.

All new plumbing fixtures shall be "Watersense labeled" per State of IL Plumbing Code Requirements.

Air chambers in plumbing lines are not allowed, SCHOCK ARRESTORS ARE REQUIRED.
Village of Schaumburg Code 156.48

All floor drains shall be vented, per the Illinois Plumbing Code Section 890.1370.

Hot water circulation systems shall comply with C404.6.1 or C404.7. The circulation system must have automatic controls and comply with one of the following listed below:

a) For circulation system, the pump shall be switched on based on demand for hot water in the building. Time clocks, occupancy sensors and flow sensors comply with this section. The pump must switch off based on the target temperature and no demand for hot water.
b) Demand recirculation water systems shall have controls that initiate recirculation pump cycle upon flow differential resulting in fixture or appliance use. Recirculation pump may sense the presence of a user or sense flow differential of hot or tempered water systems. Controls shall limit the temperature of water entering cold-water piping not to exceed one hundred four degrees Farenheit (104deg F).

Section 890.1040 Air Gaps
The air gap between an indirect waste and the drainage system shall be at least two (2) times the diameter of the fixture drain or drainage pipe served, but shall never be less than one (1) inch. For requirements in excess of this minimum, see Appendix A: Table C, and Appendix H: Illustration F.

PAPALAS ARCHITECTS, P.C.
49 E. Marquardt Dr.
Wheeling, IL 60090
tel. 773.877.9004
www.papalas.com

ISSUE DATES

DATE	DESCRIPTION
JANUARY 25TH, 2026	PERMIT/REVIEW PLANS

RENOVATION OF COMMERCIAL BUILDING TO ACCOMMODATE NEW RESTAURANT
25 S. Roselle Rd. Schaumburg, IL 60193

JOB NO 25-020
DRAWN BY: PETR KHALOU, ANDRZEJ KACPRZYNSKI, Email: andrzej@papalas.com
CHECKED BY: AK

DRAWING LIST
PLUMBING DIAGRAMS

SHEET NO.
P-2

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

ALTA/NSPS LAND TITLE SURVEY

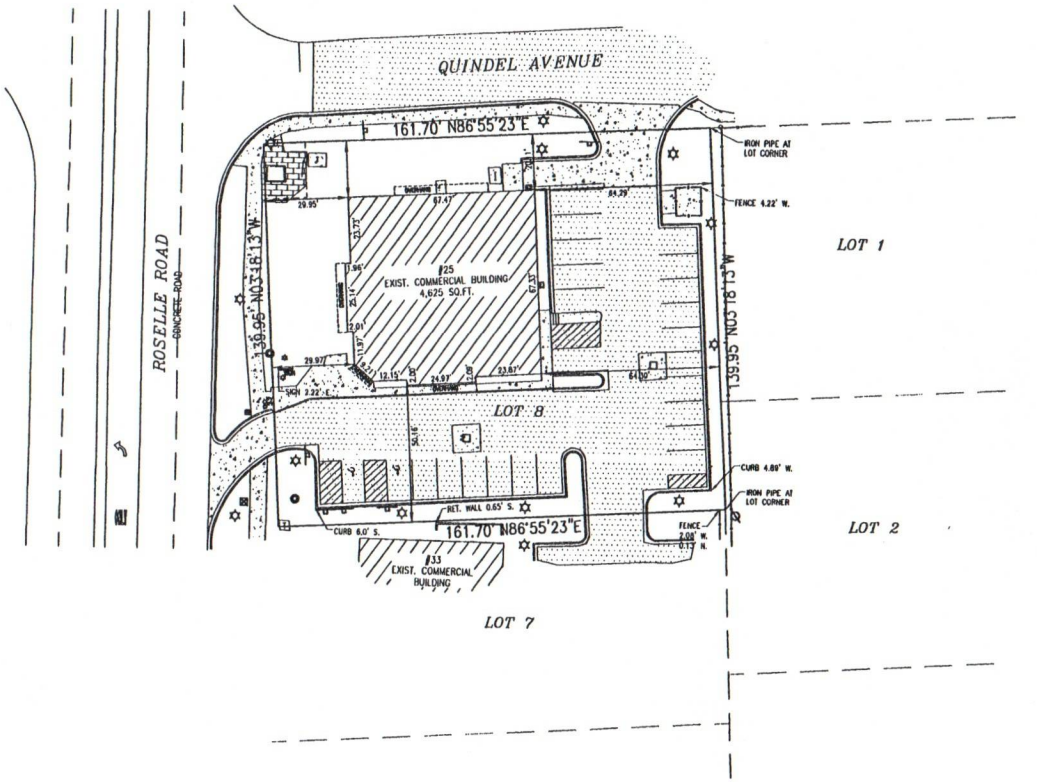
-OF-

LOT 8 IN BLOCK 3 IN SCHAUMBURG, BEING HENRY QUINDEL'S SUBDIVISION, IN PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOW AS: 25 S. ROSELLE ROAD, SCHAUMBURG, ILLINOIS.

LEGEND OF SYMBOLS

○	MANHOLE	☼	LIGHT POLE
⚥	WATER VALVE	(E)	ELECTRIC METER
□	CATCH BASIN	(G)	GAS METER
▣	PEDESTAL	⊘	UTILITY POLE
⊓	SIGN	(U)	UTILITY MANHOLE
——x——	FENCE		



TO:
GREATER ILLINOIS TITLE COMPANY
HARVEST SMALL BUSINESS FINANCE, LLC, ITS SUCCESSORS AND/OR ASSIGNS
201 BUFFALO GROVE ROAD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(a), 8, 9, 14, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 4, 2020.

DATE: DECEMBER 10, 2020.

JOHN R. DOLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR #3548

DOLAND ENGINEERING, LLC
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 E. COLFAX STREET, SUITE C,
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX

COMMERCIAL RENOVATION

20 QUINDEL AVENUE
SHAUMBURG, IL 60193
ERA JOB NO. W25338

JANUARY 12, 2026
FOR PERMIT

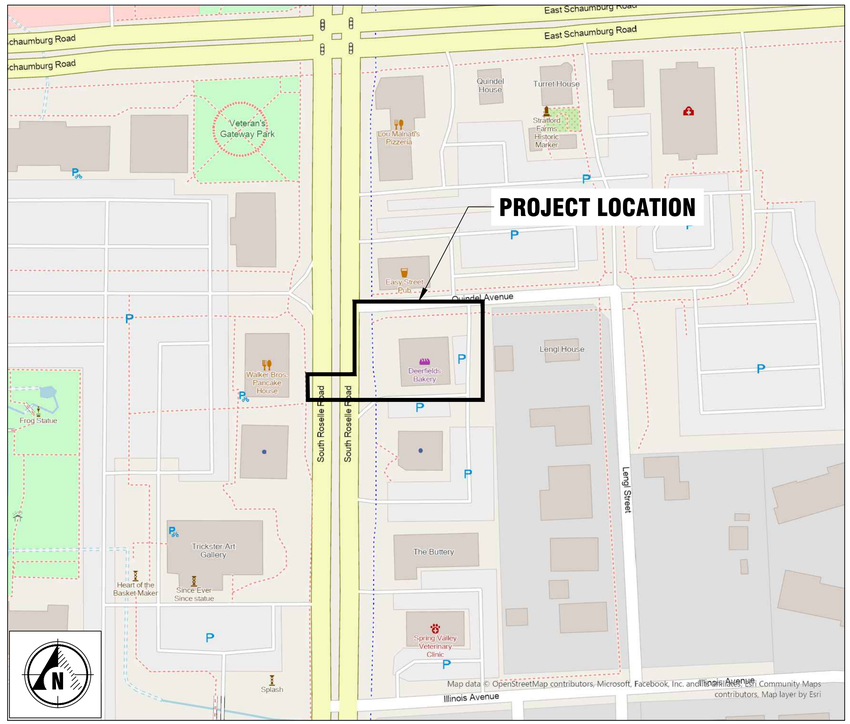
PREPARED FOR:

CK CONSTRUCTION CHICAGO
1521 WRIGHT BLVD
SHAUMBURG, IL 60193
847.610.5678

VILLAGE CONTACTS:

VILLAGE MAIN OFFICE LINE
847.923.4705

VILLAGE ADMINISTRATOR:
BRIAN TOWNSEND



VICINITY MAP

NOT TO SCALE

COUNTY: COOK
SECTION: 22
TOWNSHIP: 41N
RANGE: 10E

ZONING:
B-2 GENERAL BUSINESS DISTRICT
VILLAGE OF SHAUMBURG

C-1.0 COVER
C-2.0 GENERAL NOTES
C-3.0 EXISTING CONDITIONS & DEMOLITION PLAN
C-4.0 SITE DEVELOPMENT PLAN
C-5.0 CONSTRUCTION DETAILS
C-6.0 CONSTRUCTION DETAILS
C-7.0 CONSTRUCTION DETAILS
C-8.0 CONSTRUCTION DETAILS

SITE DATA:

22,538 SF (0.517 AC)

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Every Project. Every Time.
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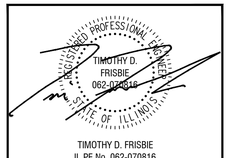


TIMOTHY D. FRISBIE
IL PE No. 062-070816
Expires November 30, 2027

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES. SO THAT THE DEVELOPMENT SHALL NOT ADVERSELY INCREASE FLOOD ELEVATIONS OR DECREASE FLOOD CONVEYANCE CAPACITY UPSTREAM OR DOWNSTREAM OF THE PROJECT AREA.

PREPARED BY:
ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:
CK CONSTRUCTION
1521 WRIGHT BLVD
SCHAUMBURG, IL 60193
847.610.5678

REVISIONS: 1 2 3 4 5 6 7

TITLE: **COVER**

COMMERCIAL RENNOVATIONS
20 QUINDEL AVENUE - SCHAUMBURG, IL 60193

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: TF
DATE: 01-12-2026
PROJ NO: W25338.00

SCALE:
C-1.0
SHEET: 1 OF 8

G:\PROJECTS\CK Construction Chicago\W25338.00 25 Quindel Ave, Cook Co, Schaumburg\20 CAD C3D\07 CAD Site\02 Sheet\W25338.00 sht C-1.0 COV.dwg

GENERAL NOTES:

1. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING:
   - SHAUMBURG PUBLIC WORKS: (847) 895-7100
   - ILLINOIS DEPARTMENT OF TRANSPORTATION D1: (271) 782-7820
   - ENGINEERING RESOURCE ASSOCIATES: (630) 393-3060
2. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL NOTIFY J.U.L.I.E. (800) 892-0123, 48 HOURS PRIOR TO ANY EXCAVATION WORK TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES.
4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING DOCUMENTS:
   a. IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", LATEST EDITION.
   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS"
   c. "THE COOK COUNTY COUNTYWIDE STORMWATER & FLOODPLAIN ORDINANCE"
   d. ILLINOIS URBAN MANUAL, LATEST EDITION
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, SHALL BE CONSULTED. APPROPRIATE CONTROL METHODS SHOULD BE APPLIED TO THE SPECIFIC SITUATIONS AND TYPES OF CONSTRUCTION OPERATIONS BEING PERFORMED.
6. THE CONTRACTOR SHALL ESTABLISH THE NECESSARY PERFORMANCE BONDS REQUIRED. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF "APPROVED" FINAL ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILTIES PRIOR TO THE START OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE SAME.
9. CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION.
10. THE CONTRACTOR IS TO PROVIDE THE VILLAGE ENGINEER WITH RECORD DRAWINGS OF ALL UTILITIES SHOWING LOCATIONS OF ALL SEWER PIPE, MAINS, SERVICE STUBS, & STRUCTURES.
11. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
12. THE ENGINEER WARRANTS THE DESIGN, RECOMMENDATIONS, AND SPECIFICATIONS TO HAVE BEEN PROMULGATED ON CONDITIONS GENERALLY ENCOUNTERED WITHIN THE INDUSTRY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER, WITH RESPECT TO THE DESIGN RECOMMENDATIONS AND SPECIFICATIONS, FOR COMPLEX OR UNUSUAL SOIL CONDITIONS ENCOUNTERED ON THE PROJECT. IT SHALL BE THE OWNER'S/BIDDER'S RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENT.
13. ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, WATERMAINS, WATER SERVICE PIPES AND IN EXCAVATIONS AROUND CATCH BASINS, MANHOLES, INLETS AND OTHER APPURTENCES WHICH OCCUR WITHIN TWO FEET OF THE LIMITS OF EXISTING AND PROPOSED PAVEMENT IMPROVEMENTS, SIDEWALKS, AND CURB AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL (AS DEFINED IN SECTION 208 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SPECIAL PROVISIONS).
14. AT LEAST 2 WORKING DAYS BEFORE COMMENCEMENT OF ANY WORK ACTIVITIES, THE CONTRACTOR WILL BE REQUIRED TO ATTEND AN ON-SITE PRECONSTRUCTION CONFERENCE. AT THIS CONFERENCE, THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND DISCUSS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 1) WRITTEN PROGRESS SCHEDULE AND BEGINNING OF WORK 2) NAMES OF PROJECT MANAGER, FIELD SUPERINTENDENT AND THE NAME AND PHONE NUMBER OF A RESPONSIBLE INDIVIDUAL WHO CAN BE REACHED 24 HOURS A DAY.
15. THE CONTRACTOR SHALL NOT BE PERMITTED TO OPERATE EXISTING WATER VALVES OR HYDRANTS WITHOUT PERMISSION FROM THE WATER DEPARTMENT . THE CONTRACTOR SHALL CALL THE WATER DEPARTMENT 24 HOURS PRIOR TO THE NEED TO OPERATE THE VALVES OR HYDRANTS.
16. THE OWNER SHALL PROVIDE A FULL AND COMPLETE CIVIL ENGINEERING RECORD DRAWING PLAN SET IN HARD COPY AND AUTOCAD AT THE COMPLETION OF THE PROJECT. THE RECORD DRAWINGS SHALL INCLUDE ANY CHANGES FROM THE ORIGINAL CIVIL ENGINEERING PLANS. CURRENT ELEVATIONS SHALL BE SHOWN FOR THE FOLLOWING, AT A MINIMUM: 1) ALL RIM AND INVERTS 2) GRADE INFLECTION POINTS WITH PERIODIC GRADES SHOTS IN LEVEL AREAS 3) DETENTION POND GRADES WITH VOLUME CALCULATION. ADD NOTE COMPARING ACTUAL TO REQUIRED POND VOLUME.
17. DUST CONTROL WILL BE IN ACCORDANCE WITH IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", LATEST EDITION, SECTION 107.36.
18. ANY DEWATERING NECESSARY FOR THE INSTALLATION OF THE IMPROVEMENTS AS SHOWN ON THE PLANS SHALL BE THE CONTRACTORS RESPONSIBILITY. THE COST FOR DEWATERING SHALL BE INCLUDED IN THE INSTALLATION OF THE IMPROVEMENTS.
19. ANY POOR SOILS ENCOUNTERED UNDER AREAS TO BE PAVED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
20. THE CONTRACTOR SHALL TAKE CARE TO PROTECT ADJACENT LAND TO THE PROJECT BY NOT DISTURBING THE SOIL BY DRIVING VEHICLES ON IT.
21. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL OR SOILS OUTSIDE THE CONSTRUCTION LIMITS.
22. ANY REMOVAL ITEMS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH THE SPECIFICATIONS
23. ALL TREES ARE DESIGNATED TO BE SAVED SHALL BE PROTECTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 201.5 OF THE STANDARD SPECIFICATION AND SPECIAL PROVISIONS.

STORM SEWER:

1. STORM SEWER PIPE MATERIAL SHALL CONFORM TO CLASS B MATERIALS FROM SECTION 550 OF THE IDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. SEWER PIPE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS. WATERMAIN QUALITY PIPE JOINTS SHALL BE "O-RING" TYPE, ASTM C-443
3. VERTICAL SEPARATION:

3.1. A WATERMAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN

3.2. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:

3.2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE, OR:

3.2.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

3.3. A VERTICAL SEPARATION OF 18" BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER, SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN, AS SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.

3.4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST 10 FEET.

4. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 AND ASTM C-443 CONFORMING TO THE FOLLOWING MINIMUM SIZE CRITERIA UNLESS SPECIFIED OTHERWISE: A.) FOR SEWER EIGHTEEN (18) INCH DIAMETER OR LESS, MANHOLE SHALL HAVE A FORTY-EIGHT (48) INCH INSIDE DIAMETER. B.) FOR SEWER TWENTY-ONE (21) INCH TO THIRTY-SIX (36) INCH IN DIAMETER, MANHOLE SHALL HAVE A SIXTY (60) INCH INSIDE DIAMETER. C.) FOR SEWER GREATER THAN THIRTY-SIX (36) INCH DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT (48) INCH INSIDE DIAMETER.
5. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF 8 INCHES SHALL BE ALLOWED.
6. INLETS SHALL BE TWENTY-FOUR (24) INCH DIAMETER PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478.
7. FOUR INCHES OF CA-7 CRUSHED GRAVEL OR CRUSHED STONE AGGREGATE SHALL BE USED AS BEDDING UNDER THE PIPE. THE BEDDING STONE SHALL BE GRADED ALONG THE ENTIRE LENGTH OF PIPE TO PROVIDE FULL BEARING. THE BEDDING STONE SHALL EXTEND TO THE SPRINGLINE OF THE PIPE.
8. ANY PIPES OR MANHOLES CONTAINING SEDIMENT SHALL BE CLEANED OUT PRIOR TO FINAL ACCEPTANCE.
9. STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS OR MASTIC MATERIAL.

SANITARY SEWER:

1. ALL GRAVITY SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D-2321-89. ALL FLEXIBLE GRAVITY SANITARY SEWER PIPE SHALL BE PVC SDR 26 PIPE MEETING THE REQUIREMENTS OF ASTM D-3034 WITH JOINTS TO BE ELASTOMERIC GASKETS COMPLYING WITH ASTM F-477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D-3212. WATERMAIN QUALITY PVC SHALL BE PR160/SDR26 IN ACCORDANCE WITH ASTM D-2241 AND ELASTOMERIC GASKETS TO COMPLY WITH F477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D3139.
2. EMBEDMENT MATERIALS FOR BEDDING, HAUNCHING AND INITIAL BACKFILL TO AT LEAST TWELVE INCHES OVER THE TOP OF THE PIPE WITH CA-7. PROCESSED MATERIAL PRODUCED FOR HIGHWAY CONSTRUCTION USED IN THE PROJECT CLASSIFIED ACCORDING TO PARTICLE SIZE, SHAPE AND GRADATION IN ACCORDANCE WITH ASTM D-2321-89, SECTION 9, TABLE 1.
3. ALL RIGID GRAVITY SEWER PIPE TO BE INSTALLED IN ACCORDANCE WITH ASTM C-12 AND BEDDING MATERIAL CA-7.
4. PICKHOLES IN ALL MANHOLES LIKELY TO BE FLOODED SHALL NOT BE LARGER THE ONE INCH IN DIAMETER AND SHALL BE OF THE CONCEALED TYPE.
5. THE MINIMUM BUILDING SANITARY SEWER SERVICE SIZE SHALL BE BE SIX (6) INCHES IN DIAMETER. THE SERVICE LATERAL SHALL SLOPE TOWARD THE MAIN AT THE MINIMUM RATE OF ONE (1) PERCENT.
6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE- ASTM C-478 WITH TONGUE AND GROOVE JOINTS SEALED WITH GASKETS CONFORMING TO ASTM C-443 OR BITUMINOUS JOINTING MATERIAL.
7. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF SIX INCHES SHALL BE ALLOWED.
8. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT PIPE TO MANHOLE SLEEVES OR SEALS, PER ASTM C-923.
9. MANHOLES SHALL INCLUDE EXTERNAL CHIMNEY SEALS.
10. ALL SANITARY SEWER CONSTRUCTION REQUIRES SIX (6) INCHES OF CA-7 CRUSHED GRAVEL OR CRUSHED STONE BEDDING UNDER THE PIPE. BEDDING STONE SHALL EXTEND TO A POINT TWELVE INCHES ABOVE THE TOP OF PIPE.
11. THE INSTALLATION OF SANITARY SEWER AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-2321 FOR PVC PIPE AND FITTINGS.
12. BACKFILLING OF THE TRENCH SHALL BE ACCOMPLISHED BY CAREFUL REPLACEMENT OF THE EXCAVATED MATERIAL AFTER THE PIPE, BEDDING, AND THE COVER MATERIAL HAVE BEEN INSTALLED. ANY PIPE INSTALLED UNDER OR WITHIN TWO (2) FEET OF A PAVEMENT EDGE, SIDEWALK, OR CURB AND GUTTER SHALL BE BACKFILLED TO THE TOP OF THE TRENCH WITH CA-7 MATERIAL.
13. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE DISSIMILAR MATERIALS. ALL CHANGES OF MATERIAL SHALL OCCUR INSIDE A MANHOLE.
14. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHOULD BE USED: A.) CIRCULAR SAWCUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE. B.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. C.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLE IT FIRMLY IN PLACE.
15. MANHOLE FRAMES SHALL BE NEENAH NO. R-1710 / WATERTIGHT LID OR EAST JORDAN IRON WORKS 1020AGS. ALL CLOSED LIDS SHALL HAVE A CONCEALED PICK HOLE. WATER AND SANITARY LIDS SHALL BE WATER TIGHT AND SELF-SEALING. LIDS SHALL BE EMBOSSED WITH "SANITARY SEWER" AND "VILLAGE OF SHAUMBURG", UNLESS OTHERWISE NOTED.
16. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
17. ALL SANITARY SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, AS A MINIMUM, AND WITH VILLAGE SANITARY CODE REQUIREMENTS, INCLUDING VISUAL, TELEVISED, INFILTRATION, EXFILTRATION, AIR TESTS, LEAKAGE TESTS AND DEFLECTION TESTS.
18. THE SEWER SHALL MEET THE REQUIREMENTS OF EXFILTRATION OR AIR UNDER PRESSURE AND TELEVISION INSPECTION. ALL TEST MUST BE CONDUCTED IN THE PRESENCE OF AN EMPLOYEE OF THE VILLAGE AND THE ENGINEER'S REPRESENTATIVES.
19. MANHOLES SHALL BE TESTED PER ASTM C969 OR C1244.

PAVEMENT, SIDEWALK:

1. PAVEMENT THICKNESS SHALL COMPLY WITH COUNTY AND VILLAGE REQUIREMENTS.
2. HANDICAPPED RAMPS AND DEPRESSED CURBS SHALL BE PROVIDED AT LOCATIONS SHOWN ON PLANS.
3. EXPANSION JOINTS SHALL BE PLACED, AS A MINIMUM AT ALL CONSTRUCTION JOINTS IN THE CURB. TWO NO.4 REINFORCING BARS SHALL BE PLACED CONTINUOUSLY BETWEEN EXPANSION JOINTS. EXPANSION JOINTS SHALL BE DOWELED AND SPACED NO MORE THAN SIXTY (60) FEE ON CENTER.
4. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULLY LOADED DUMP TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF-ROLLING. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY TO VERIFY THAT ANY UNSTABLE AREAS HAVE BE REPAIRED. NO PAVEMENT MATERIAL IS TO BE PAVED ON A WET OR SOFT SUBGRADE.
5. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAT EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.

SOIL EROSION CONTROL PLAN:

1. THE PROJECT AREA SHALL BE GRADED SO A MINIMAL AMOUNT OF STORMWATER RUNOFF AND LIKEWISE SOIL SEDIMENT WILL DISCHARGE UNRESTRICTED FROM THE SITE.
2. IN ACCORDANCE WITH THE NPDES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL PROTECTION DURING CONSTRUCTION AS WELL AS PROVIDING PROTECTION TO ADJOINING STREETS FROM MUD AND POLLUTED RUNOFF AS WELL AS KEEPING EXISTING PAVEMENT CLEAN OF MUD AND DEBRIS. PAVEMENT SWEEPING OF VILLAGE ROADS SHALL BE PERFORMED AS NECESSARY OR AT THE DIRECTION OF THE VILLAGE ENGINEER. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND CLEANED OR OTHERWISE MAINTAINED ON A WEEKLY BASIS, AND WITHIN 24 HOURS AFTER ANY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO INSURE THAT ANY DAMAGE THAT MAY HAVE OCCURRED IS REPAIRED. ALL EROSION CONTROL INSTALLATION SHALL BE APPROVED BY THE VILLAGE OF SHAUMBURG ENGINEERING DIVISION PERSONNEL BEFORE CONSTRUCTION IS ALLOWED TO BEGIN.
3. INLET PROTECTORS SHALL BE USED IN ALL STORM GRATES DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE RESTORATION IS SUFFICIENTLY ESTABLISHED. THE INLET PROTECTORS SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL KEEP A MAINTENANCE LOG. THE VILLAGE ENGINEER CAN DETERMINE IF ADDITIONAL PRACTICES ARE NEEDED FOR BETTER SOIL EROSION AND SEDIMENT CONTROL.
4. SILT FENCING SHALL REMAIN IN PLACE THROUGH THE CONSTRUCTION OF HOUSE/BUILDINGS TO SERVE AS EROSION CONTROL FOR THAT CONSTRUCTION.
5. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, WORK ENTRANCES SHALL BE CONSTRUCTED OF GRAVEL AND SHALL EXTEND AT LEAST 50 FEET INTO THE JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.
7. DISPOSAL OF DEBRIS EXCAVATION AND PAVEMENT REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONSIDERED AS AN INCIDENTAL EXPENSE.
8. ANY TOPSOIL THAT WILL BE STOCKPILED ON SITE SHALL BE MANAGED IN ACCORDANCE WITH THE CURRENT NPDES REGULATIONS. IF THE STOCKPILE WILL REMAIN ON SITE FOR AN EXTENDED PERIOD, IT SHALL BE STABILIZED WITH GRASS AND/OR OTHER VEGETATION AND DOUBLE ROW OF SILT FENCING SHALL BE PLACED AROUND THE STOCKPILE.
9. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.
11. THE ENGINEER SHALL BE NOTIFIED OF MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS, WHICH WILL BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
12. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.
13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES
14. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE"
15. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.

SITE GRADING:

1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS MAY REQUIRE EARTH EXCAVATION AND COMPACTED EARTH FILL MATERIAL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS.
2. PLACEMENT OF THE EXCAVATED MATERIAL SHALL BE IN AREAS DESIGNATED BY THE OWNER FOR FUTURE USE, WITHIN AREAS TO BE LANDSCAPED, AND THOSE ARES NOT REQUIRING STRUCTURAL FILL MATERIAL.
3. COMPACTION OF THE EXCAVATED MATERIAL PLACED IN AREAS NOT REQUIRING STRUCTURAL FILL SHALL BE MODERATE.
4. EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTOR.
5. EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL: THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.3' +/- OF THE PLAN SUBGRADE ELEVATIONS. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIAL SHALL BALANCE AS PART OF THE FINE GRADING OPERATION.
6. PLACEMENT AND COMPACTION OF MATERIALS SHALL CONFORM TO I.D.O.T SPECIFICATIONS.
7. THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
8. PAYMENT FOR THE REMOVAL OF UNSUITABLE MATERIAL (EXCLUDING TOPSOIL EXCAVATION) SHALL BE BASED ON THE QUANTITIES AS FIELD MEASURED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE AS PART OF HIS BID A UNIT PRICE PER CUBIC YARD FOR THE REMOVAL OF UNSUITABLE MATERIALS. SAID UNIT PRICE SHALL INCLUDE THE COMPLETE REMOVAL OF THE MATERIAL, REPLACEMENT WITH SUITABLE MATERIAL OBTAINED BY THE CONTRACTOR FROM A BORROW SOURCE, AND COMPACTION TO THE REQUIRED SPECIFICATIONS OF THE ENGINEER.
9. ALL DISTURBED AREAS SHALL BE RESTORED W/6" TOPSOIL AND SEED AND BLANKET UNLESS OTHERWISE INDICATED.
10. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN ALL THE SEDIMENTATION CONTROL MEASURES. INSPECTIONS SHALL BE CONDUCTED AFTER A RAIN EVENT, AND IF MAINTENANCE OF THE STRUCTURES IS NECESSARY, INCLUDING REPAIR OF DAMAGE AND REMOVAL OF DEPOSITS OR SEDIMENT FROM VEGETATIVE FILTERS, IT SHALL BE DONE BY THE DEVELOPER.

DATE OF CONSTRUCTION: IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN FALL 2026, AND WILL BE COMPLETED BY FALL 2026.

- LOCATE EXISTING WATER SERVICE LINE
- REMOVE EXISTING 2" WATER SERVICE LINE
- INSTALL 4" WATER SERVICE LINE
- RESTORE PAVEMENT, CURBLINE, SIDEWALK, AND LANDSCAPING

PREPARED BY:
ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

CK CONSTRUCTION

1521 WRIGHT BLVD
SCHAUMBURG, IL 60193
847.610.5678

REVISIONS: 1 2 3 4 5 6 7

TITLE:
GENERAL NOTES
COMMERCIAL RENNOVATIONS
20 QUINDEL AVENUE - SCHAUMBURG, IL 60193

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: TF
DATE: 01-12-2026
PROJ NO: W25338.00

SCALE:

C-2.0
SHEET: 2 OF 8

G:\PROJECTS\CK Construction Chicago\W25338.00 25 Quindel Ave, Cook Co, Schaumburg\20 CAD C3D\07 CAD Site\02 Sheet\W25338.00 sht C-2.0 G.NOT.dwg

PROPERTY DESCRIPTION:
LOT 8 IN BLOCK 3 IN SCHAUMBURG, BEING HENRY QUINDEL'S SUBDIVISION, IN PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
25 QUINDEL AVENUE

SITE BENCHMARK #1:
SET CUT CROSS ON TOP OF CURB APPROXIMATELY 46 FEET SOUTH OF SOUTHEAST BUILDING CORNER OF SUBJECT PROPERTY.
ELEV:796.80 (NAVD 88)

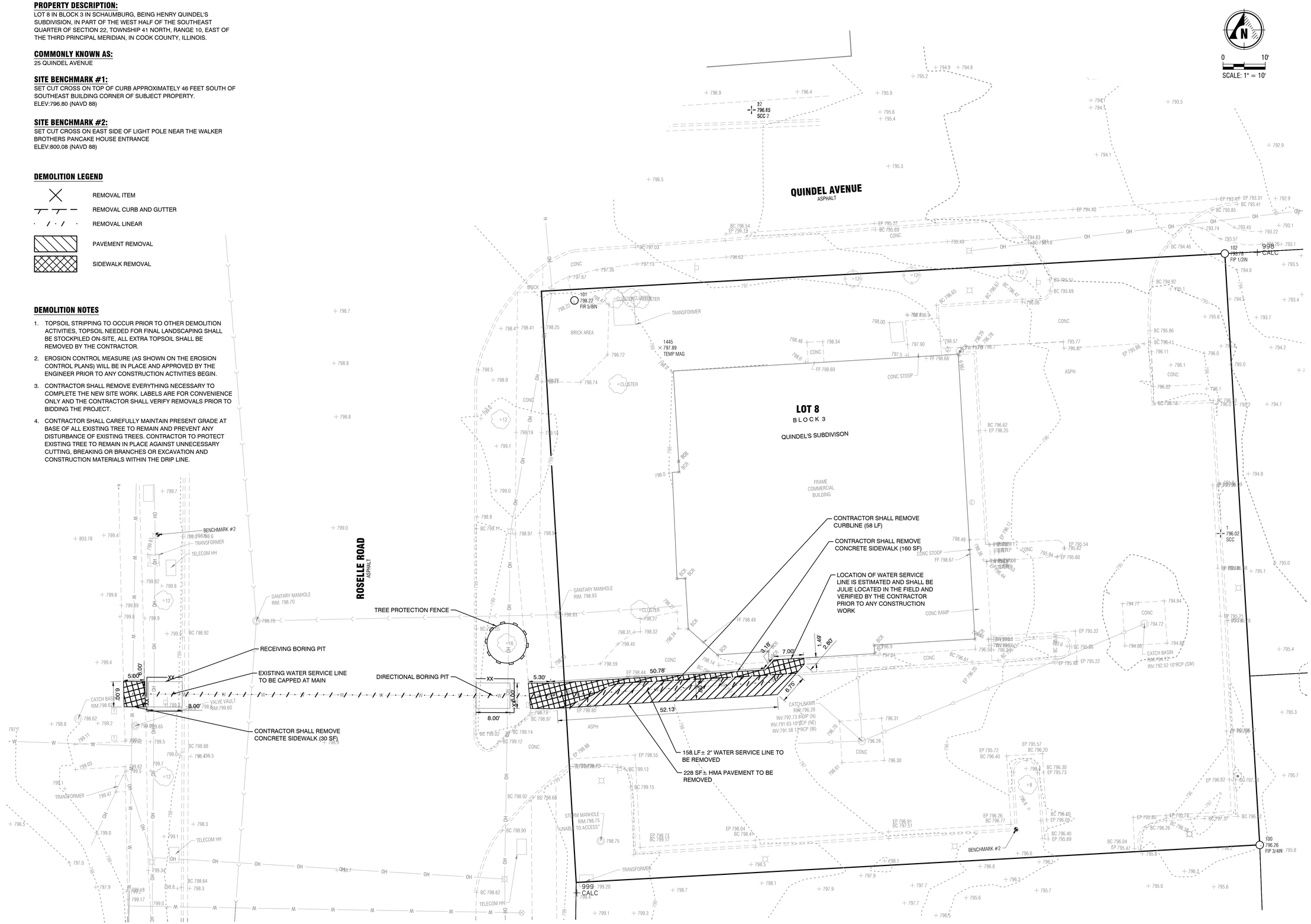
SITE BENCHMARK #2:
SET CUT CROSS ON EAST SIDE OF LIGHT POLE NEAR THE WALKER BROTHERS PANCAKE HOUSE ENTRANCE
ELEV:800.08 (NAVD 88)

DEMOLITION LEGEND

- REMOVAL ITEM
- REMOVAL CURB AND GUTTER
- REMOVAL LINEAR
- PAVEMENT REMOVAL
- SIDEWALK REMOVAL

DEMOLITION NOTES

1. TOPSOIL STRIPPING TO OCCUR PRIOR TO OTHER DEMOLITION ACTIVITIES, TOPSOIL NEEDED FOR FINAL LANDSCAPING SHALL BE STOCKPILED ON-SITE, ALL EXTRA TOPSOIL SHALL BE REMOVED BY THE CONTRACTOR.
2. EROSION CONTROL MEASURE (AS SHOWN ON THE EROSION CONTROL PLANS) WILL BE IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES BEGIN.
3. CONTRACTOR SHALL REMOVE EVERYTHING NECESSARY TO COMPLETE THE NEW SITE WORK. LABELS ARE FOR CONVENIENCE ONLY AND THE CONTRACTOR SHALL VERIFY REMOVALS PRIOR TO BIDDING THE PROJECT.
4. CONTRACTOR SHALL CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREE TO REMAIN AND PREVENT ANY DISTURBANCE OF EXISTING TREES. CONTRACTOR TO PROTECT EXISTING TREE TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR BRANCHES OR EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.



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CLIENT:

CK CONSTRUCTION

1521 WRIGHT BLVD
SCHAUMBURG, IL 60193
847.610.5678

REVISIONS: 1 2 3 4 5 6 7

TITLE:
EXISTING CONDITIONS AND DEMO
COMMERCIAL RENNOVATIONS
20 QUINDEL AVENUE - SCHAUMBURG, IL 60193

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: TF
DATE: 01-12-2026
PROJ NO: W25338.00

SCALE: 1" = 10'

C-3.0
SHEET: 3 OF 8

G:\PROJECTS\CK Construction Chicago\W25338.00 25 Quindel Ave, Cook Co, Schaumburg\20 CAD C3D\07 CAD Site\02 Sheet\W25338.00 sht C-3.0 DEMO.dwg

PROPERTY DESCRIPTION:

LOT 8 IN BLOCK 3 IN SCHAUMBURG, BEING HENRY QUINDEL'S SUBDIVISION, IN PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN:

01-23-456-ZZZ

SITE BENCHMARK #1:

SET CUT CROSS ON SOUTH EDGE OF SIDEWALK BETWEEN RESIDENCES #1700 AND #1704 MAPLE AVENUE.
ELEV:7XX.XX (NAVD 88)

SITE BENCHMARK #2:

SET CUT CROSS ON TOP OF CURB AT THE SOUTHWEST CORNER OF MAPLE AVENUE AND AUBREY AVENUE APPROXIMATELY 3 FEET SOUTHEAST OF AN OPEN GRATE INLET.
ELEV:7XX.XX (NAVD 88)

SITE DEVELOPMENT LEGEND

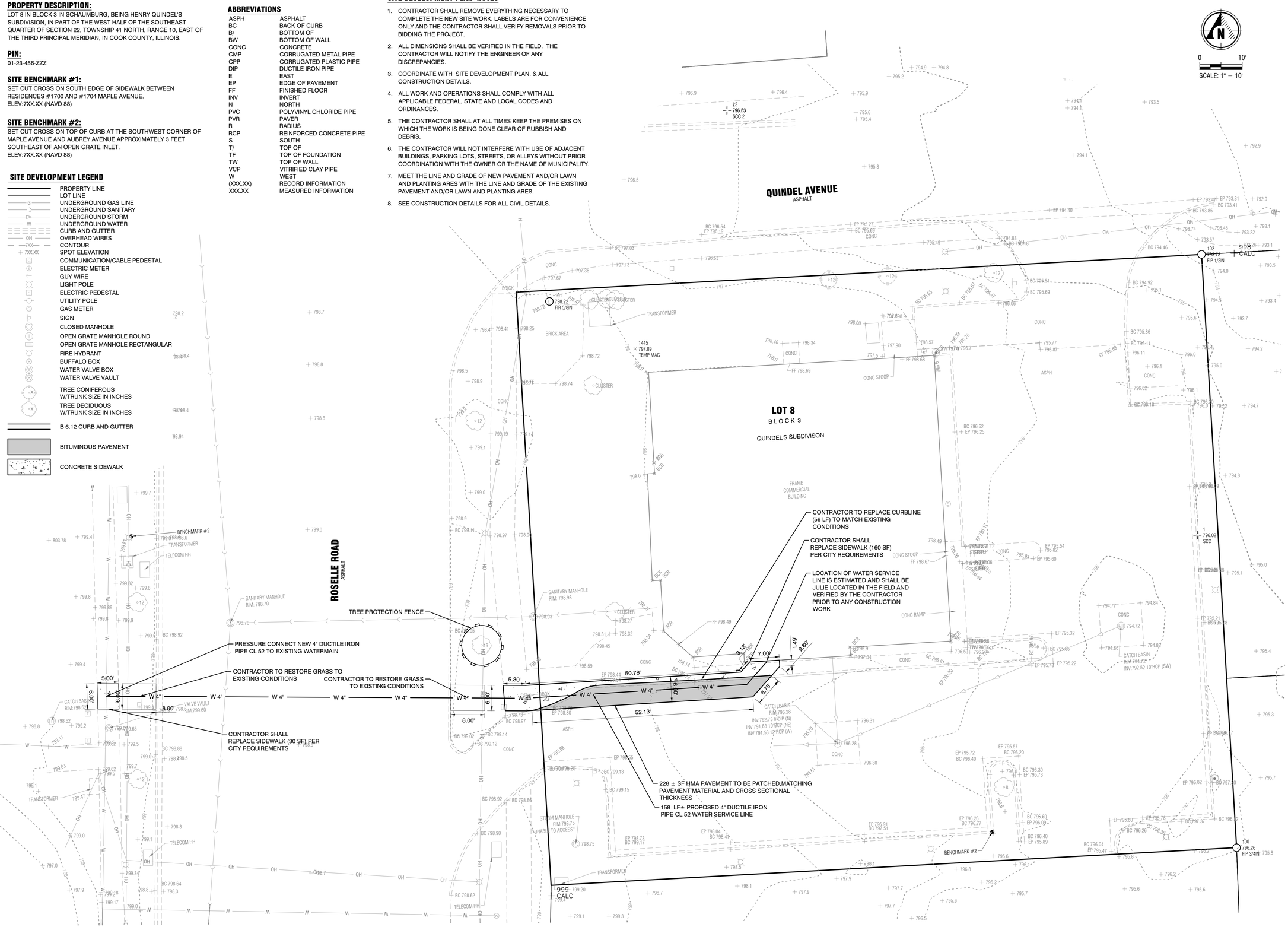
- PROPERTY LINE
- LOT LINE
- G — UNDERGROUND GAS LINE
- UNDERGROUND SANITARY
- UNDERGROUND STORM
- W — UNDERGROUND WATER
- CURB AND GUTTER
- OH — OVERHEAD WIRES
- 7XX — CONTOUR
- + 7XX.XX — SPOT ELEVATION
- C — COMMUNICATION/CABLE PEDESTAL
- E — ELECTRIC METER
- GUY WIRE
- LIGHT POLE
- E — ELECTRIC PEDESTAL
- UTILITY POLE
- G — GAS METER
- SIGN
- CLOSED MANHOLE
- OPEN GRATE MANHOLE ROUND
- OPEN GRATE MANHOLE RECTANGULAR
- FIRE HYDRANT
- BUFFALO BOX
- WATER VALVE BOX
- WATER VALVE VAULT
- TREE CONIFEROUS W/TRUNK SIZE IN INCHES
- TREE DECIDUOUS W/TRUNK SIZE IN INCHES
- B 6.12 CURB AND GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK

ABBREVIATIONS

ASPH	ASPHALT
BC	BACK OF CURB
B/	BOTTOM OF
BW	BOTTOM OF WALL
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DIP	DUCTILE IRON PIPE
E	EAST
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV	INVERT
N	NORTH
PVC	POLYVINYL CHLORIDE PIPE
PVR	PAVER
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
T/	TOP OF
TF	TOP OF FOUNDATION
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

SITE DEVELOPMENT PLAN NOTES

1. CONTRACTOR SHALL REMOVE EVERYTHING NECESSARY TO COMPLETE THE NEW SITE WORK. LABELS ARE FOR CONVENIENCE ONLY AND THE CONTRACTOR SHALL VERIFY REMOVALS PRIOR TO BIDDING THE PROJECT.
2. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. THE CONTRACTOR WILL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. COORDINATE WITH SITE DEVELOPMENT PLAN. & ALL CONSTRUCTION DETAILS.
4. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
5. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE CLEAR OF RUBBISH AND DEBRIS.
6. THE CONTRACTOR WILL NOT INTERFERE WITH USE OF ADJACENT BUILDINGS, PARKING LOTS, STREETS, OR ALLEYS WITHOUT PRIOR COORDINATION WITH THE OWNER OR THE NAME OF MUNICIPALITY.
7. MEET THE LINE AND GRADE OF NEW PAVEMENT AND/OR LAWN AND PLANTING ARES WITH THE LINE AND GRADE OF THE EXISTING PAVEMENT AND/OR LAWN AND PLANTING ARES.
8. SEE CONSTRUCTION DETAILS FOR ALL CIVIL DETAILS.



PREPARED BY:

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

CK CONSTRUCTION

1521 WRIGHT BLVD
SCHAUMBURG, IL 60193
847.610.5678

REVISIONS: 1 2 3 4 5 6 7

TITLE:

SITE DEVELOPMENT

COMMERCIAL RENNOVATIONS
20 QUINDEL AVENUE - SCHAUMBURG, IL 60193

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: TF
DATE: 01-12-2026
PROJ NO: W25338.00

SCALE: 1" = 10'

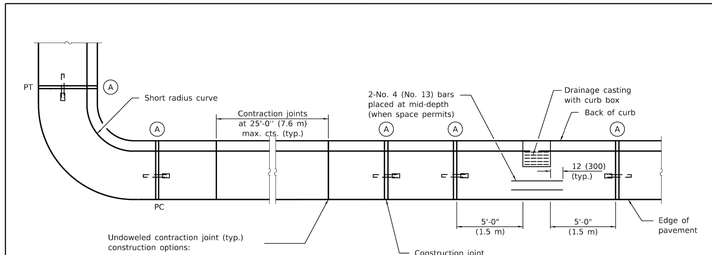
C-4.0

SHEET: 4 OF 8

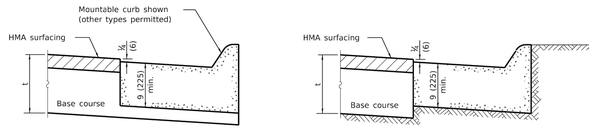
G:\PROJECTS\CK Construction Chicago\W25338.00 25 Quindel Ave, Cook Co, Schaumburg\20 CAD C3D\07 CAD Site\02 Sheet\W25338.00 sht C-4.0 S.DEV.dwg

VILLAGE OF SHAUMBURG STANDARD ENGINEERING NOTES:

1. THE VILLAGE OF SCHAUMBURG COMMUNITY DEVELOPMENT DEPARTMENT MUST BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO THE COMMENCEMENT OF WORK 48 HOURS IN ADVANCE PRIOR TO EACH INSPECTION AT 847.923.4420. A MINIMUM NOTICE OF 5 BUSINESS DAYS IS REQUIRED FROM THE ENGINEERING AND PUBLIC WORKS DEPARTMENT (847.895.7100) FOR A WATER MAIN SHUT DOWN IN A BUSINESS DISTRICT OR COMMERCIAL AREA.
2. TREE PROTECTION FENCING MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO THE ISSUANCE OF A LAND DEVELOPMENT PERMIT. THE FENCING MUST BE MAINTAINED FOR THE DURATION OF THE SITE WORK.
3. ANY TEMPORARY OR PERMANENT EXTERIOR SITE FENCING, INCLUDING FENCING FOR DUMPSTER ENCLOSURES, REQUIRES ASEPARATE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. DEMOLITION OF EXISTING BUILDINGS ALSO REQUIRES A SEPARATE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.
4. A SEPARATE ELECTRICAL PERMIT MUST BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO INSTALLING ANY SITE LIGHTING OR STREET LIGHTING. THE DETAILED PHOTOMETRICS AND EXTERIOR LIGHT POLE LOCATIONS MUST BE APPROVED BY THE ENGINEERING DIVISION AS PART OF THE LAND DEVELOPMENT PERMIT; AND THE ELECTRICAL SYSTEM MUST BE APPROVED BY THE BUILDING DIVISION AS PART OF THE ELECTRICAL PERMIT FOR THE LIGHTING.
5. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, AND THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, TESTING, AND OPERATION OF ALL WORK ASSOCIATED WITH THIS PROJECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF THE "APPROVED" LAND DEVELOPMENT PERMIT PLANS ON THE JOB SITE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR MAKING ANY NECESSARY COPIES OF THE "APPROVED" LAND DEVELOPMENT PERMIT PLANS FOR ALL SUBCONTRACTORS PERFORMING SITE WORK.
7. THE CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH, AND INVERT OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PUBLIC OR PRIVATE UTILITIES, OR THE RELOCATION OF ANY EXISTING UTILITIES TO FACILITATE THE INSTALLATION OF THE NEW SITE WORK. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES WITH THE PLANS AND ANY EXISTING UTILITIES. NO WORK IS TO BE DONE UNTIL THE DISCREPANCY IS RESOLVED.
8. ACCESS TO THE SITE, AND TO WITHIN 100 FEET OF ANY BUILDING, SHALL BE PROVIDED FOR EMERGENCY VEHICLES AT ALL TIMES VIA A 20 FOOT WIDE APPROVED ALL-WEATHER ROAD. AN APPROVED WATER SUPPLY SHALL BE AVAILABLE WITHIN 100 FEET OF ANY BUILDING PRIOR TO DELIVERY OF ANY COMBUSTIBLE MATERIALS TO THE SITE.
9. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER ANY HOLIDAY, ANY WEEKEND, OR AFTER 3 P.M. ON THE DAY PRECEDING ANY HOLIDAY OR ANY WEEKEND.
10. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT FULL-DEPTH ALONG THE LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF THE PAVEMENT REMOVAL.
11. ALL PUBLIC RIGHT-OF-WAY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 4" OF TOPSOIL AND SOD SEEDING WILL NOT BE PERMITTED IN THESE AREAS.
12. ALL PAVING, SUBGRADE PREPARATION, CURBING, AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS", LATEST EDITIONS.
13. NO ASPHALT WORK IS ALLOWED BETWEEN NOVEMBER 1ST AND APRIL 1ST WITHOUT WRITTEN PERMISSION FROM THE VILLAGE.
14. ALL BITUMINOUS CONCRETE USED FOR SURFACE, BINDER AND BASE COURSES IS TO HAVE A MARSHALL STABILITY OF 1700.
15. ALL CONCRETE WORK RELATED TO THE SITE WORK SHALL BE IDOT CLASS SI OR CLASS PV WITH A COMPRESSIVE STRENGTH OF 3500 PSI AT 14 DAYS.
16. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE REQUIRED PROOF-ROLL MUST BE WITNESSED BY A VILLAGE INSPECTOR. NO PAVEMENT MATERIAL IS TO BE PLACED ON WET OR SOFT SUBGRADE. IF THIS CONDITION EXISTS, THE CONTRACTOR IS TO STOP WORK AND IMMEDIATELY NOTIFY THE VILLAGE. NO ADDITIONAL PAVEMENT WORK SHALL BE DONE UNTIL THE SUBGRADE IS CORRECTED.
17. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #5 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #5 REBARS.
18. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.
19. THE CONTRACTOR SHALL NOT INSTALL ANY SANITARY SEWER PIPE OR STRUCTURES UNTIL HE HAS A COPY OF THE PERMIT AND PERMIT DRAWINGS ISSUED BY THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) ON THE JOB SITE. THIS MAY ALSO APPLY TO STORM SEWER AND/OR DETENTION FACILITIES IF THEY ARE INCLUDED IN THE MWRD WATERSHED MANAGEMENT PERMIT.
20. ALL MANHOLES AND VALVE VAULTS SHALL HAVE THE "VILLAGE OF SCHAUMBURG" AND "WATER", "STORM SEWER" OR "SANITARY SEWER" CAST INTO THE LID. ALL OPEN LIDS OR GRATES SHALL HAVE THE WORDS "DRAINS TO RIVER, DUMP NO WASTE" PERMANENTLY INSCRIBED. FRAMES SHALL BE 9" HIGH IN PAVED AREAS (NEENAH R-1713 NEENAH R-1772 OR APPROVED EQUAL) AND 7" HIGH IN NON-PAVED AREAS (NEENAH R-1772 OR APPROVED EQUAL).
21. BAND-SEAL CONNECTORS SHALL BE USED TO JOIN PIPES OF DIFFERENT MATERIALS.
22. USE CA-6 GRANULAR TRENCH BACKFILL, COMPACTED TO 95% OF MODIFIED PROCTOR, OR CA-7 AGGREGATE, UNDER AND WITHIN A 1:1 SLOPE FROM THE BOTTOM OF ALL PAVEMENTS, CURBS AND SIDEWALK.
23. ANY REQUIRED BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED AS SHOWN ON THE APPROVED LAND DEVELOPMENT PERMIT PLANS.
24. ALL WATER MAIN PIPE 3" AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 CONFORMING TO ANSI A21.51 WITH CEMENT LINING UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER. ALL WATER SERVICE LINES 2" AND SMALLER SHALL BE TYPE K COPPER, UNLESS OTHERWISE NOTED.
25. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE VILLAGE OF SCHAUMBURG. ALSO, THE MINIMUM COVER FOR ALL WATER MAINS AND WATER SERVICE LINES IS 5.5 FEET, WITH A MAXIMUM DEPTH OF 7 FEET UNLESS APPROVED BY THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS.
26. UPON COMPLETION OF THE PROJECT, THE DEVELOPER SHALL PROVIDE THE VILLAGE WITH FINAL "RECORD DRAWINGS" (1 MYLAR REPRODUCIBLE, SIGNED AND SEALED BY THE ENGINEER) OF ALL IMPROVEMENTS WHICH INCLUDE THE LOCATIONS AND ELEVATIONS OF ALL MAINS, SERVICES, STRUCTURES, PAVED AREAS, SITE GRADING, STREET AND PARKING LOT LIGHTS AND CABLES, AND CURBS. MONUMENTS, AS SPECIFIED IN ITEM #27, SHALL ALSO BE SHOWN. FINAL RECORD DRAWINGS MUST ALSO INCLUDE A STATE PLANE COORDINATE SYSTEM TIE-IN. IN ADDITION TO THE DRAWINGS, ELECTRONIC FILES (IN PDF FORMAT, AND DWG OR DGN FORMAT) OF THE RECORD DRAWINGS MUST BE SUBMITTED TO THE VILLAGE ON CDROM.
27. ALL PLATS 3 ACRES OR LARGER REQUIRE CONCRETE MONUMENTS COMPLETE WITH THE VILLAGE OF SCHAUMBURG CAP AND SHALL BE PLACED AT LOCATIONS TO BE DETERMINED BY THE VILLAGE ENGINEER. MONUMENTS SHALL BE IN ACCORDANCE
28. WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND SHALL BE SHOWN ON THE RECORD DRAWINGS.



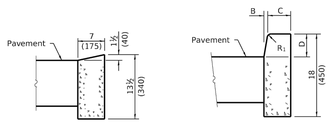
PLAN



ON DISTURBED SUBGRADE

ON UNDISTURBED SUBGRADE

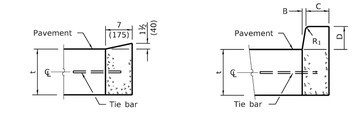
ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB

BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB

BARRIER CURB

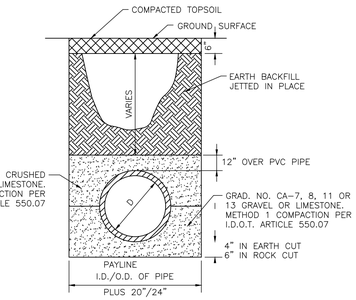
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

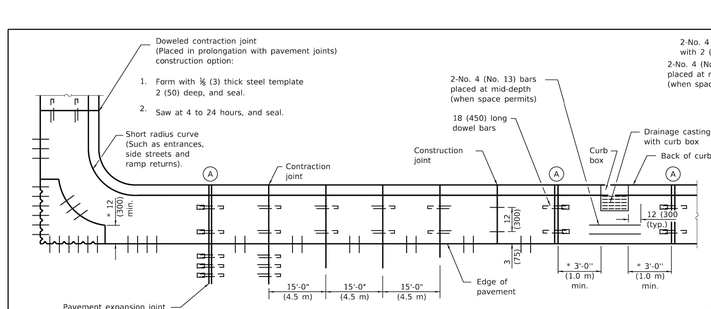
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)

STANDARD 606001-07

Illinois Department of Transportation
PASSED January 1, 2018 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT
606001 1-1-07



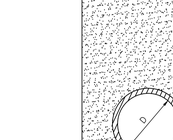
TRENCH SECTION IN UNPAVED AREAS
NOT TO SCALE



PLAN

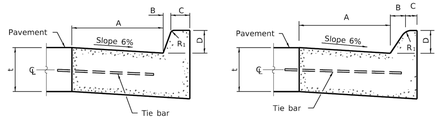
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

* This dimension shall be adjusted to align with joint on the adjacent pavement



DETAIL (A) EXPANSION JOINT

TRENCH SECTION IN PAVED AREAS
NOT TO SCALE



BARRIER CURB

MOUNTABLE CURB

TABLE OF DIMENSIONS BARRIER CURB

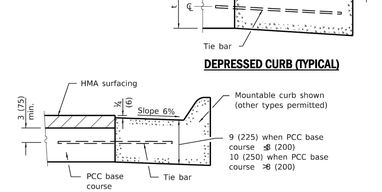
TYPE	A	B	C	D	R_1
B-6.06 * (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

* For corner islands only.

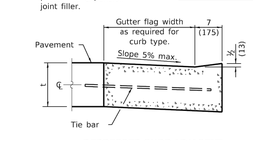
TABLE OF DIMENSIONS MOUNTABLE CURB

TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA

Illinois Department of Transportation
PASSED January 1, 2018 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT
606010 1-1-07

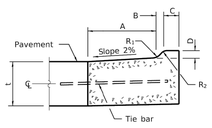


DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

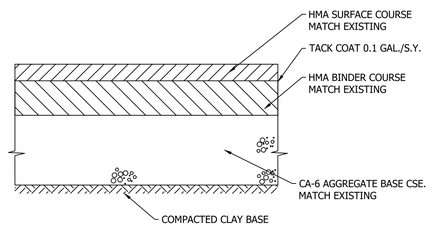
See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-18	Revised General Note for tie
	bar spacing to 36 (900) cts.
1-1-15	Added B-6.06 (B-15.15) barrier
	curb and gutter to table
	(corner islands only).

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-07



HMA PAVEMENT DETAIL
NOT TO SCALE

PREPARED BY:
ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
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1521 WRIGHT BLVD
SCHAUMBURG, IL 60193
847.610.5678

REVISIONS: 1 2 3 4 5 6 7

TITLE: **DETAILS**
COMMERCIAL RENNOVATIONS
20 QUINDEL AVENUE - SCHAUMBURG, IL 60193

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: TF
DATE: 01-12-2026
PROJ NO: W25338.00

SCALE:
C-5.0
SHEET: 5 OF 8

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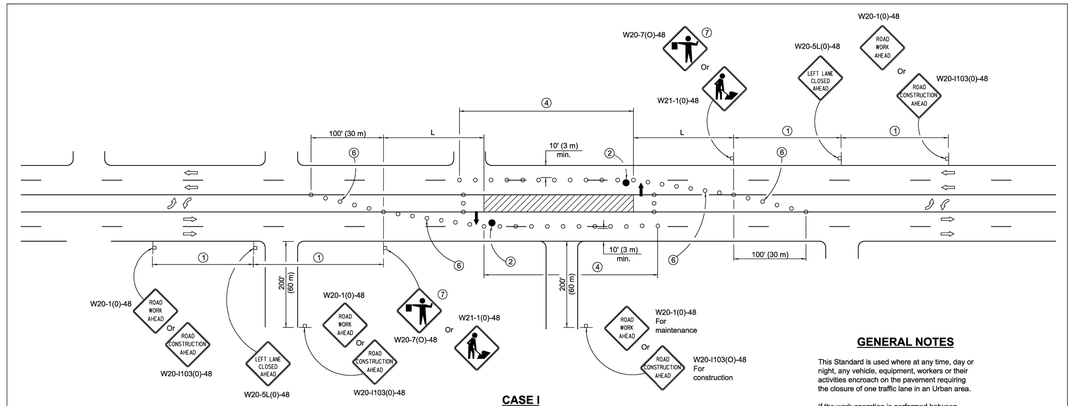


CASE I

SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Work area
- Barricade or drum with steady burning mondirectional light
- Flagger with traffic control sign
- Cone, drum or barricade
- Sign on portable or permanent support
- Type III barricade with flashing lights

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 mph (70 km/h).
3. Required if work exceeds 500' (164 m) or 1 block, repeat every 1 mile (1.6 km).
4. Cones at 25' (8 m) centers for 250' (75 m) on approach. Additional cones may be placed at 50' (15 m) centers. When drums or type I or II barricades are used, the interval between devices may be doubled.
5. For approved sideroad closures.
6. Cones, drums or barricades at 20' (6 m) centers in taper.
7. Use flagger sign only when flagger is present.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

If the work operation is performed between 9:00 a.m. and 3:00 p.m. and does not exceed 15 min. Traffic protection shall be as shown for Standard 701426.

Calculate L as follows:

SPEED LIMIT

FORMULAS

	English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

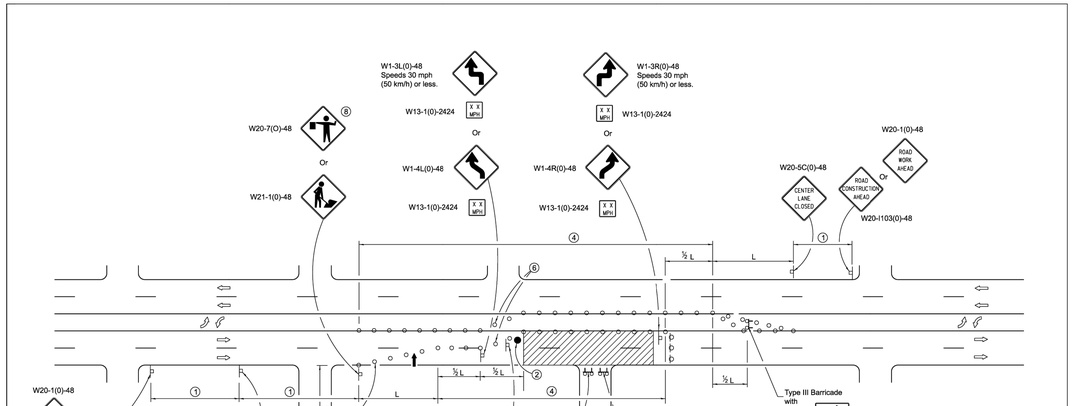
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Revised to allow cones at night.
1-1-18	Moved arrow boards into closed
	lanes for CASE I.

Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
BLR 09020 - 1-1-13

URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE
(Sheet 1 of 4)

STANDARD 701602-10

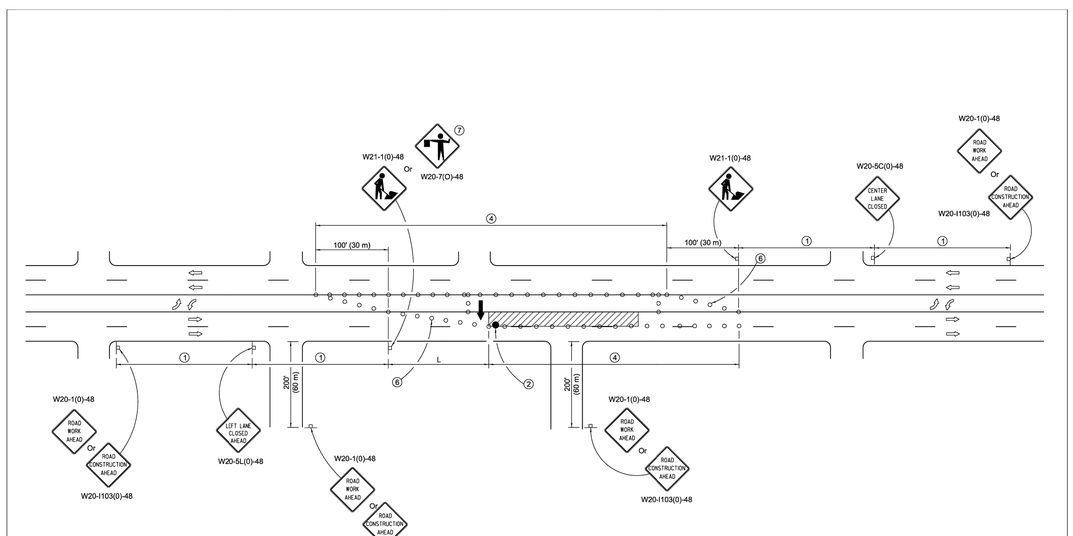


CASE II

Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
BLR 09020 - 1-1-13

URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE
(Sheet 2 of 4)

STANDARD 701602-10

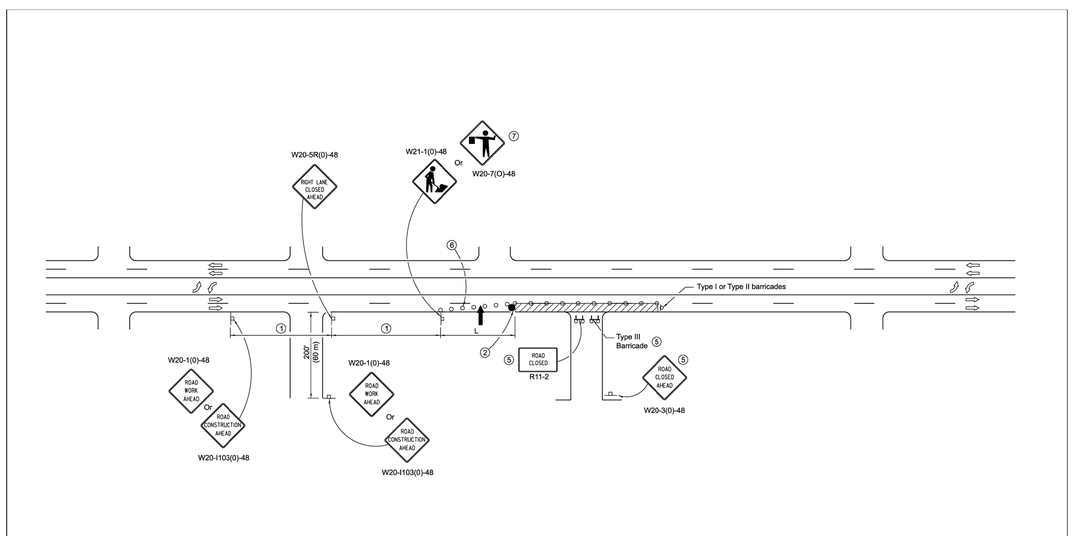


CASE III

Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
BLR 09020 - 1-1-13

URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE
(Sheet 3 of 4)

STANDARD 701602-10



CASE IV

Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
BLR 09020 - 1-1-13

URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE
(Sheet 4 of 4)

STANDARD 701602-10

PREPARED BY:

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

CK CONSTRUCTION
1521 WRIGHT BLVD
SCHAUMBURG, IL 60193
847.610.5678

REVISIONS: 1 2 3 4 5 6 7

TITLE:
DETAILS

COMMERCIAL RENNOVATIONS
20 QUINDEL AVENUE - SCHAUMBURG, IL 60193

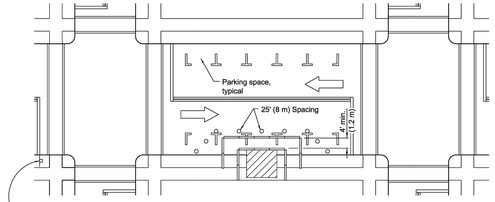
DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: TF
DATE: 01-12-2026
PROJ NO: W25338.00

SCALE:

C-6.0

SHEET: 6 OF 8

G:\PROJECTS\CK Construction Chicago\W25338.00 25 Quindel Ave, Cook Co, Schaumburg\20 CAD C3D\07 CAD Sile\02 Sheet\W25338.00 sht C-6.0 DET.dwg

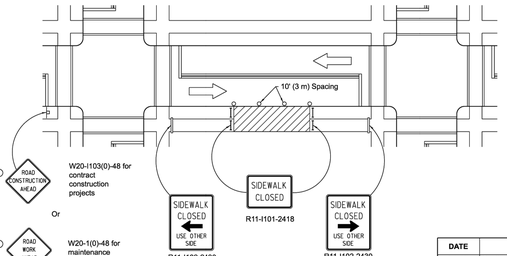


① ROAD CONSTRUCTION AHEAD — W20-I103(0)-48 for contract construction projects

Or

① ROAD WORK AHEAD — W20-1(0)-48 for maintenance and utility projects

SIDEWALK DIVERSION



① ROAD CONSTRUCTION AHEAD — W20-I103(0)-48 for contract construction projects

Or

① ROAD WORK AHEAD — W20-1(0)-48 for maintenance and utility projects

SIDEWALK CLOSURE

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade

① Omit whenever duplicated by road work traffic control.

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2016 — ENGINEER OF SAFETY ENGINEERING

APPROVED January 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT

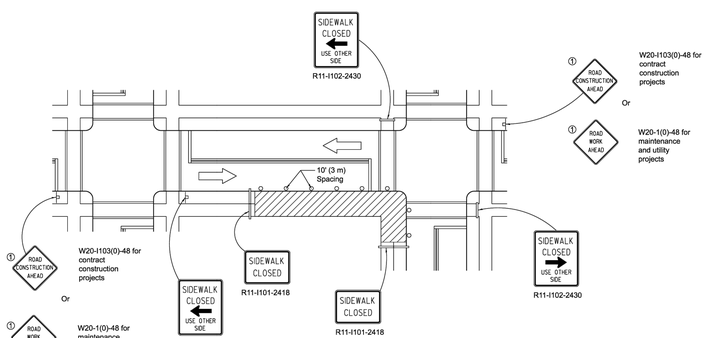
07-01.1 C3S1301

DATE	REVISIONS
4-1-16	Omitted orange safety fence from
	standard as this is covered in
	the standard spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of plan views.
	Renamed Standard.

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06

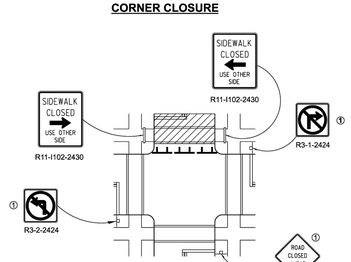


① ROAD CONSTRUCTION AHEAD — W20-I103(0)-48 for contract construction projects

Or

① ROAD WORK AHEAD — W20-1(0)-48 for maintenance and utility projects

CORNER CLOSURE



CROSSWALK CLOSURE

Illinois Department of Transportation

APPROVED January 1, 2016 — ENGINEER OF SAFETY ENGINEERING

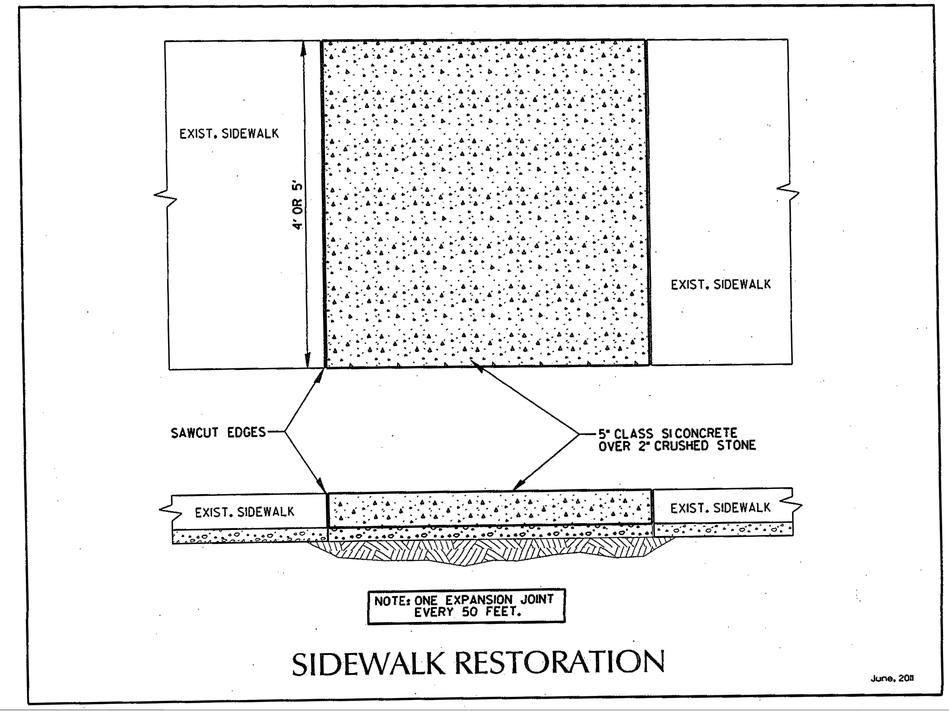
APPROVED January 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT

07-01.1 C3S1302

SIDEWALK, CORNER OR CROSSWALK CLOSURE

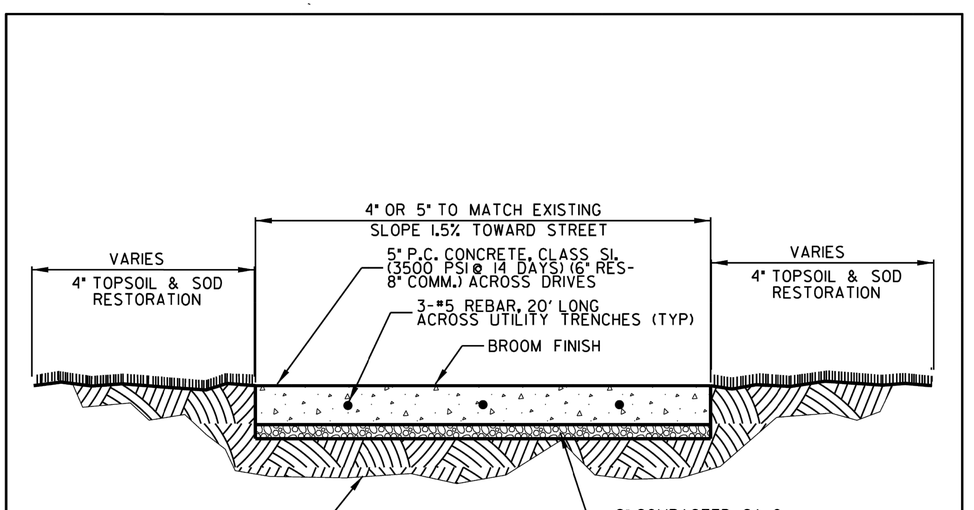
(Sheet 2 of 2)

STANDARD 701801-06



SIDEWALK RESTORATION

June, 208



TYPICAL SIDEWALK (PUBLIC/VOS)

Revised May/2023

PREPARED BY:

ENGINEERING RESOURCE ASSOCIATES

3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060

www.eraconsultants.com

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1521 WRIGHT BLVD

SCHAUMBURG, IL 60193
847.610.5678

REVISIONS: 1 2 3 4 5 6 7

TITLE: **DETAILS**

COMMERCIAL RENNOVATIONS
20 QUINDEL AVENUE - SCHAUMBURG, IL 60193

DESIGNED BY: EP
DRAWN BY: EP
CHECKED BY: TF
DATE: 01-12-2026
PROJ NO: W25338.00

SCALE:

C-7.0

SHEET: 7 OF 8

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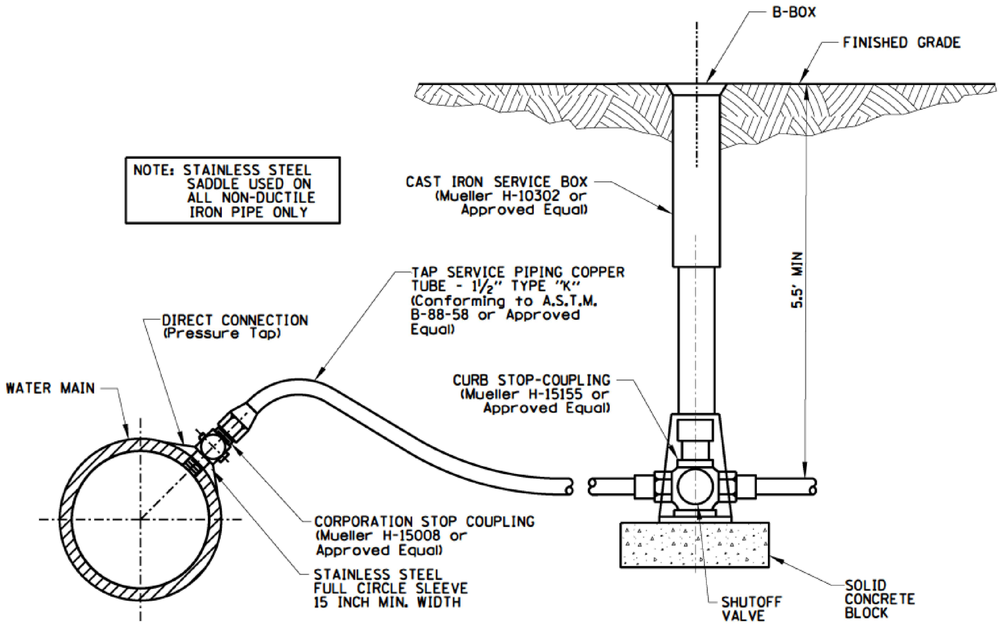
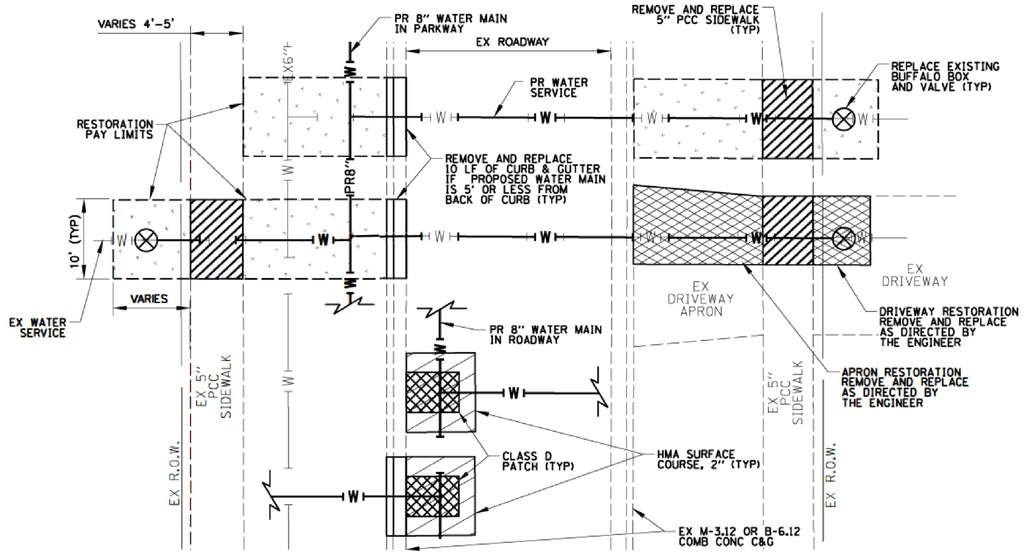
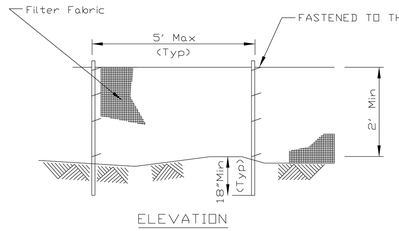


RESIDENTIAL WATER SERVICE

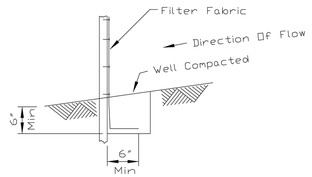


WATER SERVICE RESTORATION DETAIL

SILT FENCE PLAN



ELEVATION



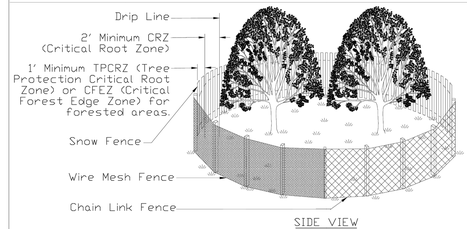
FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1, Class 2.
3. Fence posts shall be either standard steel post or wood post 2" X 2" nominal.

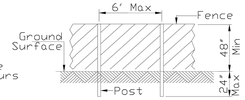
REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-620A
SHEET 1 OF 2
DATE 04-15-2021

TREE PROTECTION - FENCING
(Moderately Urbanized to Open Space Areas)



SIDE VIEW



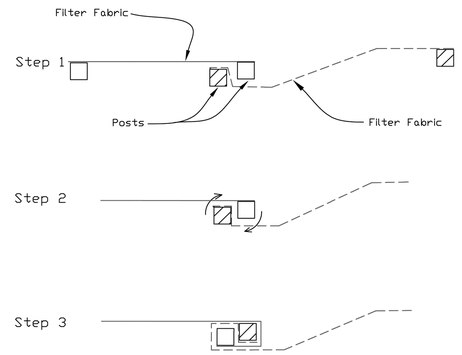
POST AND FENCE DETAIL

NOTES:
1. Call J.U.L.I.E. (800-892-0123) for the location of existing utilities 48 hours prior to commencement of work.
2. The CRZ is located 2' from the farthest outreaching branch (drip edge) or the distance as determined by the ISA trunk diameter method or whichever is greater.
3. The fence shall be located 1' from the Critical Root Zone (CRZ) of the protected tree, thus creating the Tree Protection Critical Root Zone (TPCRZ) and the Critical Forest Edge Zone (CFEZ) for forested areas.
4. Fence Posts shall be either 6' steel posts @ 1.33Lbs./Ft. or 2" x 2" nominal wood posts.
5. For projects without highly significant or historical trees and that will last for less than 6 months duration, a non-treated wood lath snow fence or wire mesh fencing shall be used with appropriate posts that are securely anchored into the ground. For projects over 6 months in duration or trees considered significant or historical, a chain link fence with Construction Specification Chain Link Fence IUM 91 or better (as approved by the local Forester per local ordinances singularly or in tandem with the project Engineer) shall be used. Fencing shall be a minimum height of 4'. For chain link fencing, metal posts shall be placed 6' on center (OC) and the fencing securely anchored to the post.
6. Outside the TPCRZ or CFEZ, erosion and sediment control measures shall be installed to prevent sediment reaching the TPCRZ or the CFEZ. These measures shall extend out from the fence 10' and shall be continuous around the perimeter of the fence. These measures include, but are not limited to vegetative filter strip, rolled excelsior blankets and mulch with a 3" to 5" depth. Other measures may be used if approved by the Professional Forester, Certified Arborist or Horticulturalist. Installation shall cause no disturbance to soils.

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-690-A
SHEET 1 OF 1
DATE 09-14-2017

SILT FENCE - SPLICING TWO FENCES



ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-620B(W)
SHEET 1 OF 1
DATE 3-16-2012

PREPARED BY:
ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:
CK CONSTRUCTION
1521 WRIGHT BLVD
SCHAUMBURG, IL 60193
847.610.5678

REVISIONS: 1 2 3 4 5 6 7

TITLE:
DETAILS
COMMERCIAL RENNOVATIONS
20 QUINDEL AVENUE - SCHAUMBURG, IL 60193

DESIGNED BY: EP
DRAWN BY: EP
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DATE: 01-12-2026
PROJ NO: W25338.00

SCALE:
C-8.0
SHEET: 8 OF 8

G:\PROJECTS\CK Construction Chicago\W25338.00 25 Quindel Ave, Cook Co, Schaumburg\20 CAD C3D\07 CAD Sile\02 Sheet\W25338.00 sht C-8.0 DET.dwg

TANDOOR CURRY HOTSPOT

indian grill & bar

Signature Soup

	Cup	Bowl
Lentil Soup (GF)(DF) Lentil and Chicken Stock heightened with the flavors of fresh herbs, garnished with shredded chicken and boiled rice (Veg option available)	$6.00	$10.00
Tomato Rasam Soup (V)(GF)(DF) Fresh tomato soup seasoned with cloves, cumin seed and cilantro (GF, Vegan, DF)	$6.00	$10.00
Mix Vegetables Soup (GF)(DF) Fresh organic assorted vegetables cooked in vegetables stock with fresh herbs & touch of ground spices	$8.00	$12.00

Appetizers

Chilly Paneer $12.00
Fresh Indian Cottage cheese batter-fried and tossed in Chef's special chilli-garlic sauce

Gobi Manchurian $12.00
Batter-fried florets of cauliflower tossed in Manchurian Sauce

Chiken 65 $12.00
Boneless chicken pieces soaked in spices, deep fried and sauteed with green onion and ginger

Mix Vegetable Pakora (V)(GF)(DF) $11.00
Batter fried onion, chili, potato and spinach fritters.

Chilly Chicken $12.00
Delhi's street delicacy is sweet, spicy, tangy & slightly sour crispy made with chicken, bell peppers, Chilly garlic soy sauce

Samosa (Vegetarian) $6.50
Deep fried cone pastry stuffed with potatoes and green peas

Spicy Chicken Wings (V)(DF) $12.00
Chef's special blend of sauce and spices tossed in and shallow fried

Sesame Jhinga $13.00
Sesame crusted shrimp drizzled with cilantro-cumin aioli

Tandoori (Clay oven) Entree

Tandoori Chicken (GF)(DF) $19.00
Chicken marinated in yogurt, ground spices and herbs roasted in clayoven

Chicken Tikka Lasooni (GF)(DF) $18.00
Boneless Chicken marinated in garlic paste with blend of tandoor spices

Chicken Hariyali Tikka $18.00
Delicious and full of flavors prepared with boneless pieces of chicken marinated with fresh mint, cilantro & our homemade tandoor spice blend

Chicken Malai Kebab (GF)(DF) $18.00
Tender & buttery flavored boneless chicken pieces marinated in sour cream & herbs, cooked in clayoven

Lamb Seekh Kebab $18.00
"Soft & Silky" minced lamb simmered in butter, cream, fresh herbs and nut-based, paste skewered and roasted in clayoven

Lamb Boti Kebab (V)(DF) $18.00
Boneless cubes of lamb marinated in yogurt,ginger,garlic; skewered and roasted in clayoven

Paneer Tikka (GF)(DF) $17.00
Fresh Indian Cottage cheese marinated with spices, herbs & roasted with green peppers, onions in clayoven

Fish Tikka (GF)(DF) $18.00
Mahi-mahi marinated in mustard seeds powder, ginger-garlic paste and cooked in clayoven

Tandoori Shrimp (GF)(DF) $19.00
Shrimps marinated with chef's special spices and cooked in clayoven

Lamb/Goat Dishes

Kashmiri Lamb Rogan Josh (GF)(DF) $19.00
Traditional Kashmiri dish of succulent lamb pieces

Kadai Lamb (V)(GF)(DF) $19.00
Traditional Kashmiri dish of succulent lamb pieces

Lamb Vindaloo $19.00
Traditional Goan dish of lamb cooked in a hot and tangy flavorful sauce

Lamb Chilly Masala (V)(DF) $19.00
Boneless lamb cooked to perfection with green chili and blend of homemade spices

Merut Style Goat Curry (V)(GF)(DF) $19.00
Tender Pieces of goat cooked with chef's special spices

Tamil Style Goat Chettinad (GF)(V) $19.00
Cubes of goat meat cooked with cloves.c ardamom & grated fresh coconut with chef's special spices(a south Indian delicacy)

Dhaba style Aloo Keema masala (GF)(V) $19.00
Oven baked Minced lamb marinated with homemade spice & herbs cooked with potatoes, fresh onion, tomato sauce.

Aloo Keema Matar (GF)(V) $19.00
Oven baked Minced lamb mixed with fresh herbs & spice cooked with fresh organic peas, potatoes and masala sauce.

Lamb Saag (GF)(DF) $20.00
Delicious Lamb curry with a big taste of fresh spinach, green chilies and cilantro cooked with homemade spice blend.

Seafood Entree

Goa Fish Curry (GF)(V) $19.00
Seasonal fish cooked with grated fresh coconut in hot goa style spicy sauce

Fish Tikka Masala (GF)(DF) $19.00
Cubes of Mahi/catfish fillet cooked in clayoven and finished with chef's special masala curry

Shrimp Vindaloo (V)(GF)(DF) $19.00
Shrimp cooked with spices, onions, hot peppers and curry

Kadhai Shrimp Masala (V)(GF)(DF) $19.00
Shrimp sauteed with bell peppers, onions, tomato, ginger, green chilis and cilantro

Chicken Entree

Chicken Shahi Korma (GF) $19.00
Succulent boneless chicken pieces cooked in cashew and almond sauce

Butter Chicken $19.00
Boneless pieces of tandoori roasted chicken cooked with butter tomato gravy

Chicken Vindaloo (V)(GF)(DF) $18.00
Marinated chicken cubes cooked with hot and spicy homemade vindaloo sauce, ground spices and herbs

Chicken Tikka Masla (GF)(DF) $18.00
Tandori Chicken tikka cooked in cream, onion and tomato sauce

Chicken Chettinad (GF)(V) $18.00
Cubes of chicken cooked with poppy seeds, cloves, cardamom & grated coconut (delicacy of southern india)

Kadhai Chicken $18.00
Homemade Kadai spice blend cooked with chicken cubes, fresh ginger, garlic, cilantro, tomato & onion sauce

Dhaba Chicken Curry $18.00
Dhaba Style masala sauce cooked with boneless chicken, ginger, garlic herbs, and ground spices.

Chicken Saag (GF)(DF) $18.00
Delicious boneless Chicken curry with big taste of fresh spinach, green chilies and cilantro cooked with homemade spice blend

Dhaba Style Organic Egg Curry (GF) $17.00
Dhaba style masala sauce cooked with fresh ginger, garlic, onion, tomato, cilantro and organic hard boiled eggs

Vegetable Entree

Paneer Tikka Masala (GF)(DF) $17.00
Cubes of cottage cheese cooked with sauce of almond, cashew & cream finished with onion-tomato gravy

Palak Paneer (GF)(DF) $18.00
Cubes of indian paneer (cottage cheese) delicately cooked with creamy spinach (delicaacy of southern india)

Aloo Gobi (V)(GF)(DF) $16.00
Cauliflower florets and diced potatoes tossed in onion-tomato sauce

Bhindi Masala (V)(GF)(DF) $16.00
Fresh Okra cooked with onion, tomato and spices

Malai Kofta $18.00
Vegetable and cheese dumplings seasoned with fresh herbs and cooked in rich creamy sauce

Kadai Paneer (GF)(DF) $17.00
indian Cottage Cheese (Paneer Cubes) are cooked with onion, bell peppers. ginger, garlic, homemade spice blend and fresh onion & tomato sauce

Daal Tadka (V)(GF)(DF) $15.00
Daal (Lentils) cooked with tomatoes, Onion, ginger, garlic and ground turmeric

Daal Makhni (GF)(DF) $16.00
Simmered black lentils cooked to perfection with ginger and tomatoes

Punjabi Chana Masala (V)(GF)(DF) $16.00
Delicious Chickpeas cooked in exotic blend of north Indian spices

Punjabi Kadhi Pakora (GF)(DF) $16.00
Delicious creamy tangy yogurt sauce cooked with deep fried vegetables fritters fresh herbs and ground spices

Baingan Bharta (V)(GF)(DF) $17.00
Clay Oven Roasted eggplant mash cooked with sauteed onions, tomatoes, fresh herbs & chef's special blend of spices

Navratan Korma (GF) $17.00
Fresh cut organic vegetables cooked in a nut sauce with ginger, garlic, fresh onion sauce and our homemade spice blend

Vegetable Jalfrezi (GF) $18.00
A Delicacy from Bengal by using healthy seasonal vegetables and paneer cooked in tangy spicy creamy tomato onion sauce

Matter Paneer Masala (GF) $18.00
A Dhaba style delicacy made by cooking Cubes of Paneer and fresh Green Peas in spicy onion tomato masala.

Butter Paneer Masala (GF) $18.00
Rich creamy masala sauce cooked with fresh ginger, garlic, onion, tomato, cashew nut sauce and Indian cottage cheese (Paneer)

Breads (Baked in Clay Oven)

Tandoori Roti $4.00
Whole wheat bread baked in clayoven

Naan $4.00
Flat leavened bread baked in clayoven.

Garlic Naan $5.00
Leavened bread topped with garlic and baked in clayoven

Onion Kulcha $5.00
Flat leavened bread stuffed with fine chopped onion and baked in clayoven

Paneer Kulcha $5.50
Leavened bread stuffed with grated Indian cottage cheese and baked in clayoven

Bullet Naan $5.50
Leavened bread stuffed with fine chopped jalapenos and baked in clayoven

Aloo Naan $5.50
Leavened bread stuffed with potato and baked in clayoven

Pudina Naan $5.50
Leavened bread cooked in Clay Oven seasoned with fresh Mint

Cauliflower Naan $5.50
Leavened bread stuffed with Cauliflower florets and cooked in Clay Oven

Lamb Keema Naan $7.00
Mildly spiced minced lamb meat stuffed naan is packed with delicious flavors

Kashmiri Naan $7.00
A delicacy of Kashmir stuffed with Cashews, Almond, Pistachio, Cherry and herbs

Assorted Tandoori Bread $14.00
1 Naan, Garlic Naan, Roti, and Onion Kulcha

Rice & Pulao

Steamed Rice $4.00
Excellent quality of long grain basmati rice served as plain and steamed (One portion)

Pea Pulao $6.50
Basmati rice cooked with green peas and saffron flavor

Jeera Rice $5.50
Basmati rice with cumin seeds cooked in low heat

Kashmiri Pulao $8.00
Long grain aromatic saffron rice cooked with dry fruits and nuts (Kashmir region delicacy)

Mix Vegetable Pulao $9.00
Basmati Rice is cooked with assorted organic vegetables & sauté with cumin seeds, cilantro and touch of mild spice

Organic Spinach Rice $8.00
Basmati Rice is cooked with fresh organic spinach purée & tossed with cumin seed, cilantro and mild spice mix

Dum Biryani

Vegetable Biryani $17.00
Fresh mix vegetables and basmati rice flavored with saffron, cooked dum-style (authentic slow cooking style that makes food more flavorful and fragrant)

Paneer Biryani $18.00
Herbs flavor aromatic Dum Biryani Rice cooked with indian cottage Cheese.

Organic Egg Biryani $17.00
Herbs flavor aromatic Dum Biryani Rice cooked with three eggs.

Chicken Dum Biryani $18.00
Basmati rice and chicken richly flavored with saffron, fresh herbs and spices and cooked in dum-style

Lamb Dum Biryani $19.00
Basmati rice and lamb pieces richly flavored with saffrom, fresh herbs, spices and cooked in durm-style

Goat Dum Biryani $19.00
Basmati rice and succulent pieces of goat richly flavored with saffron, fresh herbs & spices; cooked in dum-style

Boneless Chicken Biryani $18.00
Boneless Chunk of Marinated Chicken cooked with our homemade biryani masala and aromatic biryani rice.

Desserts

Gulab Jamun $6.00
Indian donuts dipped in saffron flavored sweet syrup

Gajar Halwa $6.00
Carrot pudding with fresh grated carrots, sugar, milk and ghee

Kheer $5.00
Milk rice pudding with cashews, almonds and pistachios

Rasmalal $6.00
A Bengali delicacy of spongy soft cheese dumpling cooked and soaked in creamy cardamom-saffron milk.

Mango Kulfi $5.00
Homemade Indian Ice cream flavored with Mango & Nuts

Pistachio Kulfi $5.00
Homemade Indian ice cream favored with cardamom, pistachio & saffron

Malai Kulfi $5.00
Homemade Indian ice cream flavored with cardamom. Milk & Nuts

Allergen Awareness Note:

We take pride to serve our patrons,
Please share if you have any food allergy or dietary restrictions.

GF: Gluten Free DF: Dairy Free NF: Nut Free

Note: 18% Service Charge will be appiled on Party of Five and More.

Ugly Delicious (Street Food)

Chole-Bhatura $12.00
Delicious Chana masala cooked with house-made spice blend. Served with 2 pieces deep fried leavened bread

Puri Channa $12.00
Delicious chickpeas cooked in exotic blend of spice and finished with fresh tomato sauce.

Samosa Chaat $12.00
Tangy, spicy popular street delicacy served with crunchy 2 pcs sarnosa topped with mint chutney, tamarind sauce, housemade yogurt sauce and crispy sev

Papdi Chaat $12.00
Delightfull North Indian street food snack had sweet, savory, tangy, spicy flavors that is made with Papdi (a.k.a flour crispies or crackers) spicy chickpeas, pakora, yogurt sauce and various chutneys

Soy Manchurian $12.00
Fried crispy say chunk cooked with our Chef's special homemade Manchurian sauce A sweet, tangy, spicy and flavorful dish and made in Indo-Chinese style

Amritsari Chole Kulche $13.00
Amritsari Kucha is crispy as well as soft leavened bread stuffed with mashed potatoes, paneer and spices served with Chole (Chickpes cooked with paneer and masala sauce)

Chapli kebab $13.00
Minced lamb meat patty marinated with Fred herbs & spices and served with homemade chutney

Beet Chop $12.00
Organic Beet & Carrot mik cocked with secret spices, peanut and served as cutkets

Unique selection

Hariyali Paneer Tikka $19.00
Cubes of paneer marinated with cilantro, mint along with yogurt & chef's special spices blend, then cooked in tandoor

Ajwaini Paneer Tikka $19.00
Cubes of succulent paneer marinated in a fragrant blend of ajwain (carom seeds), yogurt, homemade spice spice blend , then grilled to perfection

Amritsari Fish Fry $15.00
Lake Toba, Regal Springs 9 oz. Tilapia seasoned with chef's special spice blend and battered deep fried.

Chilly Fish Manchurian $18.00
9 Oz fried crispy fish, tossed in spicy tangy homemade Manchurian sauce.

Mix Vegetable Platter $20.00
An assortment of appetizer Samosa, Vegetables Pakora and Beet Chop TCH Special

Tandoor Mix Grill $30.00
Meat lover delight. An assortment of Chicken, Lamb & Shrimp

Drinks

Masala Chai $3.00
Indian Tee made with blend of cardamom, cinnamon, black pepper and ginger

Lassi $4.00
Refreshing Beverage traditionally made with Yogurt with Sweet or salted flavor

Mango Lassi $5.00
Delicious refreshing creamy drink made with fresh Mango, yogurt and garnish with cardamom

India Gate Soda $4.00
Street soda made with fresh lime or lemon juice mint, chef's spice mix and topped with club soda

Juices $3.00
Choices : Orange, Cranberry, Apple, Pineapple

Iced-Tea $3.00
Choices : Orange, Cranberry, Apple, Pineapple

Soft Drinks $3.00
Coke, Diet Coke, Sprite, Coke Zero

Lunch Special

Lunch Special Thali

A Perfect display of Mini buffet packed with a variety of flavors which is healthy and organically prepared and served on your table with daily variation.

Veg Thali $15.00

Non-Veg Thali $17.00

Z2511-03 / AHAAR RESTAURANT / 25 S. Roselle Road / Special Use for a Type "A" Restaurant and Parking Variation

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7pm.

ROLL CALL

Members Present:	Chairman Harry Raimondi, Elizabeth Veatch, Pat Riley, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar
Member(s) Absent:	James Dolbeare

A quorum was present.

Also Present:	Denise Suender 236 Burke Court Schaumburg

Sworn in for testimony:	Todd Wenger, PLA, ASLA Senior Planner	Sandeep Kumar 25 S. Roselle Road Schaumburg	Dan Shapiro 570 Lake Cook Road Deerfield, IL
	Chris Brandonisio CK Construction 1521 Wright Boulevard Schaumburg		

Mr. Dan Shapiro, attorney representing the Petitioner, stated that they are seeking to open an Indian restaurant in the former Deerfield Bakery which has been vacant for the past 5 years. The building is approximately 4,600 square feet and can accommodate approximately 100 patrons. It will be a bar and restaurant. The concept of the restaurant is traditional, authentic Indian cuisine. The Petitioner is a very accomplished chef. He currently runs his restaurant in Riverwoods and has over 20 years of experience in the food industry. The kitchen and bar will have premium, authentic features, foods and traditional flavors. The Petitioner is not only the founder but is also the chef and operator.

Mr. Sandeep Kumar, Petitioner, stated that he is the chef and owner of Tandoor Curry HotSpot in Riverwoods. His background includes a bachelor's degree in hospitality management, and he has been in the hospitality industry for the past 20+ years. He has worked at the Hilton Hotel, Intercontinental Hotel, Ritz Carlton and Four Seasons Hotel. His proposed Ahaar Restaurant will be larger and more upscale. He said that currently, Schaumburg has a large gap of a high-end, fine-dining north Indian cuisine. North Indian cuisine is a globally recognized cuisine. Last year, it was named one of the top 10 cuisines in the world. They hope to partner with local hotels and corporate offices for catering services. He plans to have 10 to 12 part-time and full-time employees.

Chairman Raimondi asked the Recording Secretary if all of the proper public notices were completed and she said, yes.

Mr. Chris Brandonisio stated that he is the co-owner of CK Construction which is located in Schaumburg. He has done work for many Schaumburg restaurants. The proposed restaurant's interior and exterior will be completely renovated. They will be code compliant and will work on everything from the roof to the fire sprinkler system and a new water line. Everything is getting a facelift, as well as getting renovated to the new standards. The kitchen is approximately 1,000 square feet, and the restaurant will be able to accommodate 120 patrons. There will be a double-door [front] entry. He said that Mr. Kumar's menu and restaurant are completely different from others. Mr. Brandonisio has built approximately 15 to 20 restaurants in the past 10 months, and the proposed is completely different from the others.

Mr. Shapiro acknowledged that there is a shortage of parking. They recently secured a 3-year off-site parking agreement with their neighbor to the south at 33 S. Roselle Road which will have 25 parking spaces. The parking agreement will be recorded against the properties. In the event that it is terminated, it requires a 180-day notification period. If there is a termination, they also have to inform the Village. Mr. Shapiro and the Petitioner understand that they will then have 180 days to find more parking. If they cannot, the Village can take whatever steps it deems necessary to suspend the special use. In addition to the 25 parking spaces, they will need 8 to 10 more parking spaces which will require a parking agreement with the Village-owned lots. He said the aforementioned will address their parking requirements. Mr. Shapiro said that they agree to all of the conditions in the Staff Report.

Mr. Todd Wenger stated that the Petitioner and his team did a nice presentation. The former Deerfield's Bakery building is approximately 4,600 square feet and can accommodate 100 to 120 patrons. The exterior elevations will include new navy and tan colors, new double-hung windows that replicate the same pattern as the existing windows. They plan to remove the arched parapet over the doorway. The Staff Report includes some conditions on how to blend the tan and navy colors a little more uniformly around the rest of the building, so it doesn't look like two separate buildings. They have agreed to work with Staff on that. New doors on the side and the rear will be installed. They are currently steel, flat doors and Staff is recommending some raised panels to bring them into character with the Olde Schaumburg Centre District. A condition in the Staff Report states that they must look more historic. There will also be a new canopy over the entrance doors as shown on the plans. It's proposed as glass and steel, which is not super historic but per Staff's recommendation, they will be working with Staff to bring in some of the details like those on the existing roof line and parapets.

The parking requirements for Type "A" Restaurants, which are our heaviest users, is calculated at 16 spaces per 1,000 square feet net floor area. You can deduct for hallways, bathrooms, vestibule spaces, some of the mechanical rooms and the like. That then brings you down to a "net" square footage. So, out of the approximate 4,600 square feet, it's now approximately 3,500 square feet for the net area. The 3,500 square feet with the 16 per 1,000 equates to a 57-space parking requirement. There are 24 parking spaces onsite, which makes it a 33-space deficit. They will have 25 spaces at 33 S. Roselle Road (per their parking agreement), which is very close to the site. That will account for the majority of the needed parking spaces. Staff feels that they have made a very good faith effort to reach out to their neighbor and signed a decent agreement. Oftentimes, these are perpetual agreements, and Staff had some concerns about longevity of the length of the agreement. It was originally a one-year agreement with a 30-day clause to exit that. Staff then asked the Petitioner to talk to the property owner to request a 3-year auto renewal clause with a 180-day termination notice, which they have secured. Staff is very pleased with that. With the 8-space deficit,

Staff believes they will make that up by entering into a parking agreement for the Olde Schaumburg Centre lot. Mr. Wenger referred to the Olde Schaumburg Centre shared-parking lot system which he helped develop in 2005. The main municipal lot is a large, paved lot with underground detention. That comprises the bulk of the shared parking spaces, as well as all the spaces behind Phat Phat, all the spaces behind Malnatti's, the Turret House and about half of those behind 19 E. Schaumburg Road behind the medical offices. None of the spaces behind the Alexian building on the corner of Quindel and Schaumburg Road are part of it, but they were part of the overall re-development 20 years ago. All totaled, 278 spaces are available for use by these commercial facilities. It was designed to help supplement the inadequacies of some of these smaller commercial spaces that didn't have enough parking. Particularly, Lou Malnatti's but Staff is certainly seeing it open now to some of the other restaurants like Ahaar. So, we're looking to share some of those spaces with them. Mr. Wenger said there are spaces to be shared. Included in the Staff Report was a parking count which was performed by the Petitioner on different times and days of the week for the 33 S. Roselle Road site. Fairly minimal spaces were occupied during the peak times that Ahaar would need those, particularly evenings and weekends. Those spaces are available to share with them. Mr. Wenger said that Staff is very pleased and feels that the parking deficit has been overcome with the various agreements. There are a lot of conditions in the Staff Report about the agreements, how they would be changed and how they would be recorded against the properties and entered into these agreements. Staff will work with them to ensure that all of the agreements are executed properly. He said that Staff recommends approval and feels that it will not be a detriment to the surrounding businesses. They feel it will be an asset to the area.

Chairman Raimondi asked if the public had any questions or concerns.

Ms. Denise Suender stated that she is the president of the Schaumburg Township Historical Society, which has been in existence for 62 years. They keep a close watch on historical significance over all of Schaumburg. The neighboring buildings to the proposed restaurant go back to the 1870's. She said that the Historical Society is concerned. There already are so many east Indian restaurants that have opened up in Schaumburg. The Hopscotch restaurant in Town Square, which is scheduled to open this year reports to be serving East Indian, British and Portuguese cuisine. The Schaumburg Township Historical Society is trying to communicate with the Hopscotch owner with the hopes that they can convince him to have a German night or offer a "Schaumburger" burger in order to keep that German history alive. She said it's important to the Historical Society and she knows it is to Schaumburg or they wouldn't have moved a 2-ton stone German Sister City friendship stone from the Convention Center over to the new municipal center. She added that we have to progress and go new but let's not lose the significance of how our community started and make homages to it occasionally. She concluded that the Historical Society would like to keep Schaumburg's German heritage in whatever way they can.

Chairman Raimondi asked the Board for their comments.

Mr. Szurgot said the interior and exterior look great and wished the Petitioner good luck. He is concerned about parking and feels the parking count numbers seem slightly skewed. With up to 120 seats inside, the restaurant will definitely need 50+ parking spaces. He has been at the subject property the last couple days and has seen a lot of activity, especially around 5pm. He was there today, 2/11, at noon and observed a lot of cars in that parking lot. He asked how they are going to handle the signs that are along the east side of

the 33 S. Roselle Road building. There must be 10 signs for some business there to park. Mr. Shapiro said if Mr. Szurgot is referring to the signs that say "For This Use Only," their parking agreement would override that. Mr. Shapiro said they will make sure that ownership of the 33 S. Roselle Road building continues to understand that there is an agreement. He added that even though there are signs there, when their patrons are parked there, they will not be towed. Mr. Szurgot said that he has been there the last 3 days and observed a lot more activity than the submitted parking count seems to indicate. He asked what the next alternative will be if, in 3 years, the restaurant changes hands, or the property sells and the new owner does not want to enter into an agreement. Mr. Wenger said there may be additional spaces within the OSC shared parking lot to be able to give them even more, but they would have to look at some place like Alexian which is not operating that late. They may have to look at other locations or valet parking. Mr. Shapiro said that's why they have the 180-day notice. If there is going to be a new owner at 33 S. Roselle Road, that gives the Petitioner a 180-day notice and they would notify Mr. Wenger. Mr. Szurgot said that if you're leaving the restaurant parking lot, there is a "Do Not Enter" sign at the front entrance at Roselle Road. He asked if that is a one-way entrance and that exiting onto Roselle Road is not permitted as is currently signed. Mr. Wenger said it is a right-in only from Roselle Road which was dictated by the county during streetscape improvements. Mr. Wenger said Quindel is the only way to exit.

Ms. Errera asked if there will be a sign that reads "Shared Parking," and Mr. Shapiro said, yes. She really likes the building and that it will be upscale which is different and will be nice.

Mr. Mytych asked what the rationale is for having lunch hours and dinner hours. Mr. Kamur said that lunch hours focus on a certain menu. The dinner menu is similar to the lunch menu, yet slightly different. The lunch hour will give them a 3-hour window to entertain their guests. Their lunch hours will be Monday – Friday, 11am – 2pm, Saturday and Sunday, noon to 3pm. Dinner will be served Sunday – Thursday, 4:30pm – 9:30pm; Friday and Saturday, 5pm – 10pm. The break between lunch and dinner helps him staff-wise and gives him time to prepare for dinner.

Mr. Bhagwakar stated that Indian restaurants typically have lunch hours, a break and then dinner hours. He asked if parking spaces can be installed in front of the building, and Mr. Wenger stated that the setback requirements would prohibit that. Mr. Bhagwakar asked when they expect to open for business and Mr. Brandonisio said that pending permit approval, they hope to open within 4 to 6 months. Mr. Bhagwakar asked if they will have a room for private parties, and Mr. Kumar said they will be able to accommodate private parties for 25 to 30 people. Mr. Bhagwaker said everything looks good.

Ms. Veatch stated that she frequents that area almost daily and the parking scares her. Many cars are parked on Quindel. She said it may be that restaurant workers park on Quindel. She asked what the parking restrictions are on Quindel Drive. It concerns her that the Ahaar patrons might start parking on Lengl Drive, which is pretty narrow. Mr. Szurgot said there is one side of Lengl that has "No Parking" signs. He believes there are "No Parking" signs on the north side of Lengl. Mr. Wenger said parking is permitted on the north side of Quindel up to Lengl. He said that Ms. Veatch was referring to Lengl south of Quindel where people might start parking around the corner in the residential district. Mr. Wenger said there are no parking on the west side but doesn't recall if there are "No Parking" signs on the east side. Ms. Veatch asked how the Village can stop restaurant patrons from parking on Lengl. She said if she was a patron looking for a parking spot, she would assume that it's not safe to park in the Phat Phat parking lot. So, she would park

on Lengl Drive in front of the homes. Mr. Wenger said the Petitioner talked about having signage as patrons are exiting the Ahaar parking lot that could read, "Additional parking is located . . . ." Mr. Kumar said at the 33 S. Roselle parking lot, they plan to have a sign stating that those spaces are for Ahaar Restaurant next to the building. This way their guests will know they can park there.

Ms. Veatch asked if all of the employees will be parking offsite. Mr. Kumar said his employees will not be driving. They will be using a transportation service like they do in their Riverwoods restaurant. He has employee accommodation and his staff stays there. The employees are picked up at a certain time and then dropped off. Ms. Veatch asked if it's correct that all of the parking spaces on the subject property will be for Ahaar patrons and Mr. Kumar said, yes. She asked if they have parking spaces reserved for food pick-up/carryout. Mr. Kumar said they can reserve 2 spaces for curbside pick-up. Ms. Veatch said she is not advocating for it, but just wants to know how many spaces were going to be taken up for dine-in patrons. Mr. Kumar said they can use the loading dock on the northeast side of the building for catering orders. Ms. Veatch said this restaurant looks fantastic but it is such a hurdle to get all of this crammed into this tiny location and it really worries her. If any of the neighboring businesses change hands or if Ahaar gets very busy, it's very congested. She is worried about the residents on Lengl having their entire street blocked with cars. She would feel more comfortable if they can ensure that no restaurant patrons can park on Lengl by installing "No Restaurant Parking" signs. She asked how patrons will know that there are 25 spaces available at 33 S. Roselle or one of the other parking spaces elsewhere. It's all piecemealed. She said the 33 S. Roselle property owner needs to remove their existing signs.

Ms. Veatch asked if removing the signs and adding some protection for the Lengl homeowners are reasonable requests. Mr. Wenger said Staff can look into the neighbors signage but doesn't believe they can settle this approval with removal on an alternate parcel that is not part of Staff's purview. Staff's purview was to make sure that the Petitioner has available parking. The Petitioner has secured that in terms of conditioning their approval to have somebody else remove their signs would be over-stepping what the Petitioner can reasonable be held accountable for. Mr. Wenger stated that Ms. Veatch's idea of having a "Residents Only" sign could be problematic. He feels that the bottom line is there are a lot of spaces in the shared parking lots. Ms. Veatch said she just wants protection for the Lengl homeowners in case it becomes a problem. Chairman Raimondi said the Village might have to tell Mr. Kumar that they have a problem, should one occur. Mr. Wenger said that one condition that might alleviate some of this is adding a condition that a valet service may need to be implemented should parking become an issue either with offsite parking in the legal spaces of offsite parking on residential streets or something to that effect.

Mr. Riley stated that his questions had already been addressed. He said that the proposed cuisine is quality and unique. He asked what the significance of the word "Ahaar" is. Mr. Kumar said it is a word that comes from Sanskrit (an ancient Indo-European language) which means food for the soul.

Mr. Morreale stated that he was very excited to learn that a restaurant wants to operate in the former Deerfield Bakery and added that the building looks great. The parking could be an issue, but it seems like Mr. Kumar has that covered to a point for the next 3 years. He asked if the proposed restaurant will be more high end than his Riverwoods restaurant, and Mr. Kumar said, yes. He asked how Mr. Kumar will be managing 2 restaurants. Mr. Kumar said he has a trained chef at the Riverwoods restaurant.

Chairman Raimondi stated that the Board wants Mr. Kumar to be successful, but feels that the key is to have valet parking. The municipal public parking lot is quite a distance but it has a lot of parking spaces and it would be ideal for valet parking. He feels that valet parking should be an added condition. Mr. Shapiro requested a little indulgence and think about what Mr. Wenger just said. If parking becomes an issue and the Village receives complaints, then he and Mr. Kumar will want to have a valet service. Mr. Shapiro asked if Chairman Raimondi would consider modifying his statement to that rather than going to valet service from the start. Let's see how the parking is, and if it becomes a problem, then we will work with Staff to develop a valet parking plan. Chairman Raimondi suggested that they may want to have valet parking during peak hours. Mr. Wenger said that there are additional adjacent parking spaces at 33 S. Roselle Road, as well as the building south of there which are not being utilized. He suggested that there may be a temporary solution for the first month opening that they rent additional spaces to be able to offset that opening month peak. Chairman Raimondi said something has to be done and emphasize the fact that valet parking is going to save this. He does not see it working any other way.

Chairman Raimondi and Ms. Errera suggested that Mr. Kumar give patrons a flier indicating all parking options. Mr. Wenger said perhaps the restaurant can have an attendant outside who can help patrons know where else they can park. Mr. Kumar said they can have a sign right where the patrons drive in which states that additional parking is available on the right side. Mr. Wenger asked if it's correct that reservations will be required, and Mr. Kumar said that dinner will be by reservation only. Ms. Errera suggested that when people call to make a reservation, they can be notified of the parking options. Chairman Raimondi said an emphasis on parking could also be made on their website. Mr. Kumar said that in addition to that, they can include parking information on Instagram, Facebook and on his cooking videos. Chairman Raimondi said if Ahaar does well and has regular patrons, they will be able to determine where they can park. They will just need a head start. Chairman Raimondi asked if they will have a monument sign, and Mr. Wenger said Staff will be working with Mr. Kumar on his plans to repurpose the existing monument sign.

Ms. Veatch asked if there will be a need for a crosswalk over to the Phat Phat lot alon Quindel, because drivers use that for a cut-through and speed down that street.

PUBLIC HEARING CLOSED

Mr. Szurgot made a motion, seconded by Mr. Morreale, to close the hearing. **MOTION CARRIED**

Ms. Errera made a motion, seconded by Mr. Szurgot, to recommend approval of a Special Use for a Type "A" Restaurant and Parking Variation for Ahaar Restaurant located at 25 S. Roselle Road, Case No. Z2511-03 subject to the following conditions:

1. The proposed Ahaar Restaurant shall remain in substantial conformance with the adopted business narrative.
2. Prior to the issuance of an Occupancy Permit the petitioner shall make good faith effort to enter into the Olde Schaumburg Centre, Parking Lot Owner's Agreement for the use of the shared parking lots to the greatest extent possible.

3. Prior to the issuance of a Building Permit the proposed Parking Agreement with 33 S. Roselle Road for the restaurant's use of 25 off-site parking spaces shall be augmented with the following recommended changes, or as mutually agreed upon with village staff:
   a. Extend the auto-renew lease from 1-year to a 3-year term.
   b. Extend the notice for termination from 30 days to 180 days.
   c. Require that the Village of Schaumburg be notified of any termination request at the same time as either party.
   d. Require that the agreement be recorded against both properties.
4. If excessive or illegal parking issues consistently arise on adjacent residential and/or shared municipal parking lots as a result of the lack of onsite parking, then at the discretion of the Village, an acceptable valet parking plan shall be developed and approved for the site, which alleviates this issue.
5. If the off-site Parking Agreement with 33 S. Roselle Road is terminated without a suitable parking alternative being established to fulfill the parking deficit, the village may choose to revoke or suspend the petitioner's Special Use Approval.
6. Prior to the issuance of a permit, the Traffic Agreement and Trespass Agreement forms shall be fully executed, including the property owner's signature. The owner's signature is required for these agreements to be considered complete and to satisfy applicable code requirement, including Section 154.121(K).
7. A Land Development Permit is required prior to commencing any site work, and prior to receiving any Building Permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved engineer's opinion of probable cost estimate, which includes any landscaping and site lighting.
8. An IEPA Water Supply Permit will be required for the on-site watermain. Submit a draft copy of the application with the Land Development Permit submittal.
9. A permit from Cook County Department of Transportation and Highways is required for work in Roselle Road.
10. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department for review and approval illustrating the following:
    a. Add a valve vault to the proposed water service. Provide standard village detail for valve vault to plans.
    b. Provide a cut-in "T" connection as required; a pressure connection will not be allowed.
    c. Add a note on plans: "All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). Contractor shall contact EPW a minimum of 48 hours prior to scheduled shutdown of private water system, so a representative from EPW can witness the shutdown and the associated work."

d. Show in notes/callout on plans that water line is to be directional bored.

e. Add to note No. 24: "Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m^2 of pipe surface area."

f. Add to note 24: "Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5."

g. The drive aisle located south of the building shall be designated as a fire lane. The curb shall be painted yellow and signage shall be provided.

h. Correct the address on the plans to read "25 S. Roselle Road".

i. Omit references to residential specifications on the plans.

11. Prior to issuance of Occupancy Permit, any damaged or missing plantings as a result of construction or otherwise shall be replaced, weather permitting. The approved Landscape Plan for the property has been provided for the petitioner's reference.

12. A Building Permit, in accordance with the current regulations and requirements of the village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village Board, commission or official, shall become null and void if no building permit is issued within the one year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one year upon the written request of the owner of the subject property or their authorized agent.

13. Prior to the issuance of Building Permit, the petitioner shall submit a revised copy of the Architectural Plans to the Community Development Department for review and approval illustrating the following:

a. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg.

b. Update the occupancy calculations. Occupant loads must be rounded up to the next whole number; rounding down is not permitted.

c. The north service ramp is non-compliant. Provide 60" x 60" landings at top and bottom. Maximum slope of 1:8 (non-accessible service ramp) with a minimum 48" wide ramp. Handrails are not required.

d. The east egress ramp is non-compliant. Provide 60" x 60" landings at top and bottom. The maximum slope may be 1:12. Handrails are required on both sides (slope exceeds 1:20) with a minimum of 48" clear width measured between handrails.

e. The existing metal railing shall be replaced or retrofitted to match proposed railing which is more period correct and aesthetically pleasing.

f. The proposed wall sconces and lighting are not historically correct. Provide lighting which meets the intent of the OSC Design Guidelines.

g. The two proposed paint colors are acceptable, but their application shall be modified to provide a more cohesive overall color scheme that carries the lighter toned "Weston Flax" color around to all sides of the building via the parapet/cornice and/or a weight line under the windows around the building's base to help break-up the overwhelming and predominant "Hale Navy" color.

h. The proposed metal and glass canopy over the front entry does not appear to be historically correct and should be omitted or modified to match other features on existing building.

i. New doors shall appear period correct and resemble wood construction with raised panels or similar details which are more period correct and aesthetically pleasing.

j. Shift the Fire Department connection to a location that is not blocked by the exterior stairs/railing.

14. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.

15. All refuse and recycling bins must be stored in an adequately sized dumpster enclosure.

16. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:

a. Architectural Plans; Sheets 1-17, prepared by Pro-Plan Architects, PC, dated January 12, 2026, received by the Community Development Department on January 27, 2026.

b. Engineering Plans; Sheets 1-8; prepared by Engineering Resource Associates; dated January 12, 2026, received by the Community Development Department on January 27, 2026.

c. Interior Renderings; Sheets 1-10, prepared by Ideation Studio; dated October 15, 2025, received by the Community Development Department on January 27, 2026.

d. Design Concept; Sheet 1 of 1, prepared by Ideation Studio; dated October 15, 2025, received by the Community Development Department on January 27, 2026.

e. ALTA Survey, Sheet 1 of 1, prepared by Doland Engineering, dated December 10, 2020, received by the Community Development Department on January 12, 2026.

f. Project Narrative; Sheets 1-2, prepared by Sandeep Kumar, received by the Community Development Department on January 27, 2026.

g. Restaurant Menu; Sheets 1-2, prepared by Sandeep Kumar, received by the Community Development Department on January 27, 2026.

h. Parking Lot Lease Agreement; Sheets 1-4, prepared by Sandeep Kumar, received by the Community Development Department on January 27, 2026.

MOTION CARRIED: vote: 8-0 with one member(s) absent

A poll was taken:
Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Absent
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 2/24/26.

ADJOURNMENT
The meeting was adjourned at 8:20pm.

Todd Wenger, PLA, ASLA
Senior Planner
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

Development Review Application

DEVR-25-70

Submitted On: Nov 14, 2025

Applicant

Sandeep Kumar

[redacted]

Primary Location

25 S ROSELLE RD
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Todd Wenger

Z2511-03 / AHAAR RESTAURANT / 25 S. Roselle Road / Special Use for a Type “A” Restaurant and Parking Variation

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

future buyer of the building

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Chattels Holdings LLC

Property Owner Street Address

7228 N Kenneth Ave

Property Owner City

Lincolnwood

Property Owner State

Chattels Holdings LLC

Property Owner Zip Code

60712

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-22-400-001-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

--

Landscape Variation

--

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

Site Plan Approval New Building < 20,000 Sq. Ft.

--

Site Plan Approval New Building > 20,000 Sq. Ft.

--

Rezoning

--

Special Use - Commercial

true

-

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

We are requesting accomodate new "AHAAR Indian Kitchen and Bar" in existing 4633 sq. ft commercial building

Project Staff

Type

Architect

If Other, Describe

--

Company Name

Pro-Plan Architects

Staff Name

Andrzej Kacprzynski

Staff Mailing Address

705 Devon Ave, Park Ridge

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type

If Other, Describe

Attorney

--

Company Name

Michael A. Goldhirsh

Staff Name

Michael A. Goldhirsh

Staff Mailing Address

570 Lake Cook Road - Suite 119

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type

General Contractor

If Other, Describe

--

Company Name

CK Developers PLLC

Staff Name

Christopher Brandonisio

Staff Mailing Address

1521 Wright Blvd, Schaumburg, IL 60193

Staff Phone Number

[redacted]

Staff Email

[redacted]

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Award Bid for Street Light Maintenance and Repair to Lyons Electric Company, Inc.
02/24/26
Village Board

Presenter: Mark Rysavy, Facilities Division Manager
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
1014010-7257	$131,375	$131,375

The budget status for this request is: On Budget

Executive Summary:

The Village contracts for annual streetlight maintenance and repair to supplement the efforts of electrical staff at Engineering and Public Works (EPW). The work involved in this contract includes fault repairs, removal and reinstallation of light poles, bases, and fixtures, and limited directional boring of replacement conductors. Staff accepted bids for this maintenance contract on December 5, 2025 with three qualified bidders responding.

The low bidder was Lyons Electric Company, Inc. from LaGrange, IL at $131,375. All three bidders were within $6,300 of one another, with our current vendor, H&H Electric, providing the highest of the three bids. Lyons holds active maintenance contracts in a number of municipalities in the area, most notably Elk Grove Village, Glenview, Oak Brook, and LaGrange. All references were positive and reflected timeliness, reliability, and consistency of crews. Lyons owns all their own heavy equipment, allowing for timely responses to emergency calls.

This contract was last bid for FY 24/25 and was limited to a one year contract with a single allowable extension because of bidding requirements involved with MFT funding. The Village has moved this funding from MFT to the general fund for FY 26/27, allowing for a one year contract with three possible extensions. The cost of this contract is based on projected hourly scopes of work and has the potential to be lower than the bid value based on how much the EPW electrical staff can complete.

As Lyons Electric has excellent references and work history, staff is recommending moving forward with the lowest qualified bidder for the streetlight maintenance contract. This contract will run from May 1, 2026 through April 30, 2027. The three extensions could run until April 30, 2030 if approved each year.

Recommended Action:

The Village Manager recommends the Village Board award a bid for Street Light Maintenance and Repair to Lyons Electric Company, Inc. of LaGrange, IL, for FY 26/27 with three optional one-year

extensions, not to exceed the approved budget.

ATTACHMENTS:
- Bid Tab
- Bid Submittal

Street Light Repair Table Bid Results				
Bidder Name	**# of Work Hours**	**H&H Electric**	**Lyons Electric**	**Powerlink Electric**
Find/Repair Ground Fault	**60**			
Journeyman		$10,919.40	$8,400.00	$9,120.00
Service Truck		$0.60	$1,800.00	$2,250.00
Remove Existing Light Pole	**60**			
Journeyman		$10,919.40	$8,400.00	$9,120.00
Groundsman		$5,160.00	$8,100.00	$8,812.20
Pole Set Truck		$8,580.00	$4,200.00	$3,900.00
Install screw base, pole, fixture	**75**			
Journeyman		$13,649.25	$10,500.00	$11,400.00
Groundsman		$6,450.00	$10,125.00	$11,015.25
Pole Set Truck		$10,725.00	$5,250.00	$75.00
Auger Truck		$0.75	$5,250.00	$4,875.00
Install screw foundation	**15**			
Journeyman		$2,729.85	$2,100.00	$2,265.00
Groundsman		$1,290.00	$2,025.00	$2,203.05
Auger Truck		$0.15	$1,050.00	$975.00
Pole Set by Truck	**40**			
Journeyman		$7,279.60	$5,600.00	$6,080.00
Groundsman		$3,440.00	$5,400.00	$5,874.80
Pole Set Truck		$5,720.00	$2,800.00	$2,600.00
Find/Repair Aerial Fault	**40**			
Journeyman		$7,279.60	$5,600.00	$6,080.00
Aerial Truck		$3,530.80	$2,600.00	$2,600.00
Directional Boring (500 Feet)	**15**			
Journeyman		$2,729.85	$2,100.00	$2,280.00
Groundsman		$1,290.00	$2,025.00	$2,203.05
Boring Truck		$0.15	$2,250.00	$1,620.00
Repair Damaged Underground Cable	**60**			
Journeyman		$10,919.40	$8,400.00	$9,120.00
Groundsman		$5,160.00	$8,100.00	$8,812.20
Aerial Truck		$5,296.20	$3,900.00	$3,900.00
Service Truck		$0.60	$1,800.00	$2,250.00
Locate Underground Cable	**80**			
Journeyman		$14,559.20	$11,200.00	$12,160.00
Service Truck		$0.80	$2,400.00	$3,000.00
Total of all Services		**$137,630.60**	**$131,375.00**	**$134,590.55**

VILLAGE OF SCHAUMBURG

Village of Schaumburg
Engineering and Public Works
Mike Hall, Department Director
Atcher Municipal Center, Schaumburg, IL 60193

[LYONS ELECTRIC COMPANY, INC.] RESPONSE DOCUMENT REPORT

IFB No. 2025-IFB-071

Street Light Maintenance and Repair Contract

RESPONSE DEADLINE: December 5, 2025 at 10:00 am

Report Generated: Wednesday, December 31, 2025

Lyons Electric Company, Inc. Response

CONTACT INFORMATION

Company:
Lyons Electric Company, Inc.

Email:
leonreven@lyonspinner.com

Contact:
Leon Reven

Address:
650 E. Elm Ave.
LaGrange, IL 60525

Phone:
N/A

Website:
N/A

Submission Date:
Dec 5, 2025 8:08 AM (Central Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Authorized Person(s)*

Pass

Please provide the following information for each person(s) authorized to submit a response on behalf of your organization:

Name
Title
Phone Number
Email Address

Leon Reven

Manager of Infrastructure Estimating

708-588-6814

leonreven@lyonspinner.com

2. Equal Employment Opportunity Clause*

Pass

EQUAL EMPLOYMENT OPPORTUNITY CLAUSE required by the Illinois Fair Employment Practices Commission as a material term of all public contracts.

During the performance of this contract, the contractor agrees as follows:

PRICE TABLES

STREET LIGHT MAINTENANCE & REPAIR CONTRACT RATE TABLE 1

Weekdays 8:00 am - 4:30 pm ($/hour)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Journeyman/Lineman	1	Hourly	$140.00	$140.00
2	Groundsman/Helper	1	Hourly	$135.00	$135.00
3	Service/Utility truck	1	Hourly	$30.00	$30.00
4	Aerial Truck	1	Hourly	$65.00	$65.00
5	Auger Truck	1	Hourly	$70.00	$70.00
6	Pole Set Truck	1	Hourly	$70.00	$70.00
7	Directional Boring Machine	1	Hourly	$150.00	$150.00
8	Trencher	1	Hourly	$55.00	$55.00
9	Backhoe	1	Hourly	$60.00	$60.00
TOTAL					$775.00

STREET LIGHT MAINTENANCE & REPAIR CONTRACT RATE TABLE 2

Weekdays 4:30 pm- 8:00 am ($/hour)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
10	Journeyman/Lineman	1	Hourly	$204.00	$204.00
11	Groundsman/Helper	1	Hourly	$197.00	$197.00
12	Service/Utility truck	1	Hourly	$30.00	$30.00
13	Aerial Truck	1	Hourly	$65.00	$65.00
14	Auger Truck	1	Hourly	$70.00	$70.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
15	Pole Set Truck	1	Hourly	$70.00	$70.00
16	Directional Boring Machine	1	Hourly	$150.00	$150.00
17	Trencher	1	Hourly	$55.00	$55.00
18	Backhoe	1	Hourly	$60.00	$60.00
TOTAL					$901.00

STREET LIGHT MAINTENANCE & REPAIR CONTRACT RATE TABLE 3

Saturdays ($/hour)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
19	Journeyman/Lineman	1	Hourly	$204.00	$204.00
20	Groundsman/Helper	1	Hourly	$197.00	$197.00
21	Service/Utility truck	1	Hourly	$30.00	$30.00
22	Aerial Truck	1	Hourly	$65.00	$65.00
23	Auger Truck	1	Hourly	$70.00	$70.00
24	Pole Set Truck	1	Hourly	$70.00	$70.00
25	Directional Boring Machine	1	Hourly	$150.00	$150.00
26	Trencher	1	Hourly	$55.00	$55.00
27	Backhoe	1	Hourly	$60.00	$60.00
TOTAL					$901.00

STREET LIGHT MAINTENANCE & REPAIR CONTRACT RATE TABLE 4

Sundays and Holidays ($/hour)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
28	Journeyman/Lineman	1	Hourly	$275.00	$275.00
29	Groundsman/Helper	1	Hourly	$265.00	$265.00
30	Service/Utility truck	1	Hourly	$30.00	$30.00
31	Aerial Truck	1	Hourly	$65.00	$65.00
32	Auger Truck	1	Hourly	$70.00	$70.00
33	Pole Set Truck	1	Hourly	$70.00	$70.00
34	Directional Boring Machine	1	Hourly	$150.00	$150.00
35	Trencher	1	Hourly	$55.00	$55.00
36	Backhoe	1	Hourly	$60.00	$60.00
TOTAL					$1,040.00

STREET LIGHT MAINTENANCE REPAIR CONTRACT BID TABLE 5

Find and Repair Fault - Ground (Based on total amount of hours this might happen in a year)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
37	Journeyman	60	Hourly Rate	$140.00	$8,400.00
38	Service Truck	60	Hourly Rate	$30.00	$1,800.00
TOTAL					$10,200.00

STREET LIGHT MAINTENANCE REPAIR CONTRACT BID TABLE 6

Remove Existing Light Pole (Based on total amount of hours this might happen in a year)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
39	Journeyman	60	Hourly Rate	$140.00	$8,400.00
40	Groundsman	60	Hourly Rate	$135.00	$8,100.00
41	Pole Set Truck	60	Hourly Rate	$70.00	$4,200.00
TOTAL					$20,700.00

STREET LIGHT MAINTENANCE REPAIR CONTRACT BID TABLE 7

Install Screw Foundation, Pole, Arm, and Fixture (Based on total amount of hours this might happen in a year)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
42	Journeyman	75	Hourly Rate	$140.00	$10,500.00
43	Groundsman	75	Hourly Rate	$135.00	$10,125.00
44	Pole Set Truck	75	Hourly Rate	$70.00	$5,250.00
45	Auger Truck	75	Hourly Rate	$70.00	$5,250.00
TOTAL					$31,125.00

STREET LIGHT MAINTENANCE REPAIR CONTRACT BID TABLE 8

Install Screw Foundation (Based on total amount of hours this might happen in a year)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
46	Journeyman	15	Hourly Rate	$140.00	$2,100.00
47	Groundsman	15	Hourly Rate	$135.00	$2,025.00
48	Auger Truck	15	Hourly Rate	$70.00	$1,050.00
TOTAL					$5,175.00

STREET LIGHT MAINTENANCE REPAIR CONTRACT BID TABLE 9

Pole Set Truck - Install Pole, Arm, and Fixture (Based on total amount of hours this might happen in a year)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
49	Journeyman	40	Hourly Rate	$140.00	$5,600.00
50	Groundsman	40	Hourly Rate	$135.00	$5,400.00
51	Pole Set Truck	40	Hourly Rate	$70.00	$2,800.00
TOTAL					$13,800.00

STREET LIGHT MAINTENANCE REPAIR CONTRACT BID TABLE 10

Find and Repair Fault - Above Ground (Based on total amount of hours this might happen in a year)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
52	Journeyman	40	Hourly Rate	$140.00	$5,600.00
53	Aerial Truck	40	Hourly Rate	$65.00	$2,600.00
TOTAL					$8,200.00

STREET LIGHT MAINTENANCE REPAIR CONTRACT BID TABLE 11

Directional Boring Street Light Cable per linear foot (Est. 500 linear feet) (Based on total amount of hours this might happen in a year)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
54	Journeyman	15	Hourly Rate	$140.00	$2,100.00
55	Groundsman	15	Hourly Rate	$135.00	$2,025.00
56	Boring Truck	15	Hourly Rate	$150.00	$2,250.00
TOTAL					$6,375.00

STREET LIGHT MAINTENANCE REPAIR CONTRACT BID TABLE 12

Repair Damaged Underground Cable (Based on total amount of hours this might happen in a year)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
57	Journeyman	60	Hourly Rate	$140.00	$8,400.00
58	Groundsman	60	Hourly Rate	$135.00	$8,100.00
59	Aerial Truck	60	Hourly Rate	$65.00	$3,900.00
60	Service Truck	60	Hourly Rate	$30.00	$1,800.00
TOTAL					$22,200.00

STREET LIGHT MAINTENANCE REPAIR CONTRACT BID TABLE 13

Locate Underground Cable (Based on total amount of hours this might happen in a year)

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
61	Journeyman	80	Hourly Rate	$140.00	$11,200.00
62	Service Truck	80	Hourly Rate	$30.00	$2,400.00
TOTAL					$13,600.00

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 1 - Phase II and Phase III Professional Engineering with Engineering Enterprises, Inc.
02/24/26
Village Board

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

Account(s):	Budget:	Expense Request:
SEE BUDGET TABLE		

Executive Summary:

In February 2024, staff issued a request for Statements of Qualifications and Proposals for Phase II and Phase III Professional Engineering in connection with the annual Street Improvement Program and the annual Concrete Repair Program for FY 24/25, FY 25/26, and FY 26/27. In April 2024, the Village Board approved an agreement with Engineering Enterprises, Inc. (EEI) of Sugar Grove, IL, to perform Phase II Design and Phase III Construction Engineering for Contract No. 1 and the Concrete Repair Program. Per the terms of the original agreement, an amendment is required for the engineering associated with FY 26/27.

Contract No. 1 of the FY 26/27 Street Improvement Program consists of 2.26 miles of Corrective Resurfacing, 1.92 miles of Reconstruction/ Modified Reconstruction, pedestrian enhancements, and repairs to two streets (Winfield Court and Odlum Court) funded by Community Development Block Grant funds. The Concrete Repair Program addresses curb and sidewalk repairs identified through Customer Service Requests (CSR) and restores curbs, sidewalks, and pavement damaged or removed during Village utility repairs. This year's concrete program will also include sidewalk repairs identified in the Proactive Sidewalk Evaluation.

EEI submitted a fee proposal in the amount of $496,654.18 to provide Phase II and Phase III engineering for Contract No. 1 of the Street Improvement Program, the Concrete Replacement Program, and the CDBG Resurfacing Program.

The submitted fee equates to 9.4% of the proposed construction budget for these improvements. This percentage is the same percentage charged by EEI for similar work completed in connection with the FY 24/25 and FY 25/26 programs. The percentage is lower than the recent average for Village projects, which has been 10.8% for engineering costs.

The attached budget table provides the financial information on the Village's Annual Street Improvement Program and the Concrete Repair Program. As shown in the attached table, EEI's proposal is under budget.

Recommended Action:

The Village Manager recommends that the Engineering and Public Works Committee recommend the Village Board approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 1 - Phase II and Phase III Professional Engineering with Engineering Enterprises, Inc. of Sugar Grove, IL, in the amount of $496,654.18, and approve the required Resolution.

ATTACHMENTS:

- EEI Budget Table
- EEI Resolution
- Agreement
- Project Scope

FY 26/27 Annual Street Program Contract No. 1 - Engineering Enterprises, Inc.							
Improvement	**Final Design Account**	**Final Design Budget**	**Construction Admin Account**	**Construction Admin Budget**	**Total Budget (Final Design + Construction Admin)**	**Fee Request (9.40% of Construction Budget)**	**Remaining (Budget - Fee Reqest)**
Street Reconstruction	4409010-7454 (23029-10-140)	$86,296.40	4409010-7454 (23029-20-220)	$276,148.48	$362,444.88	**$332,154.18**	$30,290.70
Sidewalk Repair Porgram	-	$0.00	4409010-7456 (22010-20-220)	$50,000.00	$50,000.00	**$47,000.00**	$3,000.00
Curb Replacement Program	-	$0.00	4409010-7454 (26011-20-220)	$52,500.00	$52,500.00	**$49,350.00**	$3,150.00
CDBG Resurfacing	2149010-7454 (27XXX-10-140)	$5,000.00	2149010-7454 (27XXX-20-220)	$10,000.00	$15,000.00	**$14,100.00**	$900.00
Utility Digs	-	$0.00	5729020-7457 (22010-20-220)	$32,500.00	$32,500.00	**$30,550.00**	$1,950.00
Proactive Sidewalk Repairs	-	$0.00	TBD	$37,500.00	$37,500.00	**$18,800.00**	$18,700.00
Town Square Sidewalk Repairs	-	$0.00	2389010-7453 (20002-20-220)	$5,000.00	$5,000.00	**$4,700.00**	$300.00
Totals		$91,296.40		$463,648.48	$554,944.88	**$496,654.18**	$58,290.70

RESOLUTION NO. R-26-____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE A CONTRACT RENEWAL FOR THE FY 26/27 ANNUAL STREET IMPROVEMENT PROGRAM - CONTRACT NO. 1 - PHASE II AND PHASE III PROFESSIONAL ENGINEERING WITH ENGINEERING ENTERPRISES, INC.

WHEREAS, the President and Board of Trustees wish to execute a contract renewal with Engineering Enterprises, Inc. of Sugar Grove, IL for the FY 26/27 Annual Street Improvement Program - Contract No. 1 - Phase II and Phase III Professional Engineering; and

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

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

SECTION ONE: That the Village Manager and Village Clerk be and hereby are authorized and directed to execute the attached Agreement, Exhibit "A", between the Village of Schaumburg and Engineering Enterprises, Inc. of Sugar Grove, IL**.**

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

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG
PROFESSIONAL SERVICES AGREEMENT FOR
STREET IMPROVEMENT PROGRAM CONTRACT #1 AND CONCRETE REPAIR PROGRAM
FISCAL YEAR 26/27 (2026 CALENDAR YEAR)

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

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

SECTION 1. CONSULTANT.

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

Consultant Firm Name: Engineering Enterprises, Inc.
Street Address: 52 Wheeler Road
City, State, Zip: Sugar Grove, IL, 60554
Telephone: 630-466-6700
Email: kwelte@eeiweb.com

B. Project Description.
Providing professional construction and design engineering services for the 2026 Street Program Contract 1 and 2026 Concrete Repair Program including street repairs at various locations, concrete repairs associated with CSR requests, other known concrete deficiencies and utility dig up repairs, and midblock pedestrian enhancements.

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

D. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall not exceed $496,654.18, as outlined in Exhibit 1, including reimbursable expenses as identified in Exhibit 1, unless amended pursuant to Subsection 8A of this Agreement.

SECTION 2. SCOPE OF SERVICES.

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

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

C. Commencement; Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties or on the date specified in Exhibit 1 (the ***"Commencement Date"***). The Consultant shall diligently and continuously prosecute the Services until the completion of the Services, but in no event later than 365 days after the date of the execution of this Agreement (***"Time of Performance"***).

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

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

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

B. Invoices and Payment. The Consultant shall be paid as provided in Exhibit 1. The Consultant shall submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The amount billed in any such invoice shall be based on the method of payment set forth in Exhibit 1. The Village shall pay to the Consultant the amount billed within 30 days after its receipt and approval of such an invoice.

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

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

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

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

SECTION 4. PERSONNEL; SUBCONTRACTORS.

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

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

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

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

SECTION 5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term ***"Confidential Information"*** shall mean information designated as "Confidential" in the possession or under the control of the Village relating to the technical, business or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (i) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of said information to the Consultant under this Agreement (***"Time of Disclosure"***); (ii) to have been in the public domain prior to the Time of Disclosure; (iii) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (iv) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access to or be directly or indirectly exposed to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without express prior written consent of the Village unless required to perform the Services set forth in this Agreement. The Consultant shall be permitted to disclose Confidential Information as necessary to its subcontractors to fulfill the obligations required by this Agreement. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

SECTION 6. STANDARD OF CARE; INDEMNIFICATION; INSURANCE.

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

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

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

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

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

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

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

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

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

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

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

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

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

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part thereof.

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

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

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

3. **Withholding of Payment by Village.** The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of reasonable actions taken by the Village in response to any Event of Default by the Consultant.

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

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

L. Mutual Cooperation. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the work and with any other consultants engaged by the Village.

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

N. Ownership. Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement (***"Documents"***) shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village upon payment of all sums due and owing Consultant under the Agreement. Any reuse of Documents other than for the purposes of this Agreement shall be at Village risk and Consultant shall not be liable for any reuse of the Documents.

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

1. **Limited Access to GIS Data.** The GIS Data provided by the Village shall be limited to the scope of the Services that the Consultant is to provide for the Village;

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

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

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

b. **Consent of Village Required.** The Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village;

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

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

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

SECTION 8. GENERAL PROVISIONS.

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

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

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

D. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("e-mail"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid and received by the addressee thereof when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Subsection, each Party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

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

Village of Schaumburg 714 S. Plum Grove Road
Schaumburg, Illinois 60193
Attention:
E-mail:

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

Consultant Firm Name: Engineering Enterprises, Inc.
Street Address: 52 Wheeler Road
City, State, Zip: Sugar Grove, IL, 60554
Attention: Kyle Welte
Facsimile: 630-466-6701
Email: kwelte@eeiweb.com

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

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

G. Time. Time is of the essence in the performance of this Agreement.

H. Governing Laws. This Agreement shall be interpreted according to the laws of the State of Illinois.

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

J. Waiver. No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

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

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

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

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By: _____
Village Manager

ATTEST:

By: _____
Village Clerk

CONSULTANT

By: _____

TITLE: Project Manager

ATTEST:

By: William Benson

TITLE: Senior Project Engineer I

EXHIBIT 1

SCOPE OF SERVICES

AGREEMENT AMOUNT

[TO BE PREPARED BY CONSULTANT AND ACCEPTABLE TO VILLAGE]

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

[SHALL INCLUDE SCHEDULE]

EXHIBIT 2

INSURANCE COVERAGES

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

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

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

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

All employees shall be included as insureds.

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

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

Coverages shall include:

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

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

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

E. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per claim/$2,000,000 in the aggregate and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out deviation from the professional standard of care set forth in the Agreement. If the policy is a claims made policy, it shall remain in effect for 5 years after the work has been completed.

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

Worker's Compensation

Professional Liability

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

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

Additional Insured	Policy or Policies
_____	_____
_____	_____

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

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

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

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

The Consultant shall not allow any subcontractor to commence work on their subcontract until the same insurance has been obtained by the subcontractor. The Consultant and their subcontractor(s) shall maintain all insurance required for not less than one (1) year after completion of this contract except professional liability which shall be for 5 years.

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

COST ESTIMATE OF CONSULTANT'S SERVICES

STAFF	# OF MANHOURS	AVERAGE HOURLY RATE	PAYROLL COSTS	OVERHEAD (181.79%)	IN-HOUSE DIRECT COSTS	FIXED FEE	SERVICE BY OTHERS*	TOTAL
Phase III Street Improvement Program - Contract No. 1 (2026)								
Principal In Charge	-	$ 99.76	$ -	$ -		$ -		$ -
Principal	8	$ 89.55	$ 716.40	$ 1,302.34		$ 292.72		$ 2,311.46
Senior Project Manager	3	$ 79.69	$ 239.07	$ 434.61		$ 97.68		$ 771.36
Project Manager	58	$ 62.09	$ 3,601.22	$ 6,546.66	$ 130.00	$ 1,490.29		$ 11,768.17
Senior Project Engineer I	1,150	$ 47.16	$ 54,234.00	$ 98,591.99	$ 3,200.00	$ 22,623.77		$ 178,649.76
Senior Project Technician II	20	$ 51.61	$ 1,032.20	$ 1,876.44	$ 130.00	$ 440.60		$ 3,479.24
Project Engineer	12	$ 38.74	$ 464.88	$ 845.11		$ 189.95		$ 1,499.94
Engineering Intern	300	$ 24.00	$ 7,200.00	$ 13,088.88	$ 1,200.00	$ 3,115.89		$ 24,604.77
Public Relations Coordinator	40	$ 48.29	$ 1,931.60	$ 3,511.46		$ 789.24		$ 6,232.30
Printing & Reproduction					$ 663.46			$ 663.46
Material Testing*							$ 37,000.00	$ 37,000.00
Subtotal	1,591		$ 69,419.37	$ 126,197.47	$ 5,323.46	$ 29,040.14	$ 37,000.00	$ 266,980.44
Phase III Concrete Repair Program (2026)								
Principal In Charge	-	$ 99.76	$ -	$ -		$ -		$ -
Principal	4	$ 89.55	$ 358.20	$ 651.17		$ 146.36		$ 1,155.73
Senior Project Manager	2	$ 79.69	$ 159.38	$ 289.74		$ 65.12		$ 514.24
Project Manager	35	$ 62.09	$ 2,173.15	$ 3,950.57	$ 130.00	$ 906.79		$ 7,160.51
Senior Project Engineer I	10	$ 47.16	$ 471.60	$ 857.32		$ 192.69		$ 1,521.61
Senior Project Technician II	10	$ 51.61	$ 516.10	$ 938.22		$ 210.88		$ 1,665.20
Project Engineer	978	$ 38.74	$ 37,887.72	$ 68,876.09	$ 3,200.00	$ 15,944.75		$ 125,908.56
Engineering Intern	50	$ 24.00	$ 1,200.00	$ 2,181.48	$ 1,200.00	$ 664.31		$ 5,245.79
Public Relations Coordinator	45	$ 48.29	$ 2,173.05	$ 3,950.39		$ 887.90		$ 7,011.34
Printing & Reproduction								$ -
Material Testing*							$ 19,000.00	$ 19,000.00
Subtotal	1134		$ 44,939.20	$ 81,694.97	$ 4,530.00	$ 19,018.80	$ 19,000.00	$ 169,182.97
Phase II Street Improvement Program - Contract No. 1 (2027)								
Principal In Charge	-	$ 99.76	$ -	$ -		$ -		$ -
Principal	5	$ 89.55	$ 447.75	$ 813.96		$ 182.95		$ 1,444.66
Senior Project Manager	2	$ 79.69	$ 159.38	$ 289.74		$ 65.12		$ 514.24
Project Manager	16	$ 62.09	$ 993.44	$ 1,805.97		$ 405.92		$ 3,205.33
Senior Project Engineer I	80	$ 47.16	$ 3,772.80	$ 6,858.57		$ 1,541.55		$ 12,172.92
Senior Project Technician II	10	$ 51.61	$ 516.10	$ 938.22	$ 440.00	$ 274.68		$ 2,169.00
Project Engineer	100	$ 38.74	$ 3,874.00	$ 7,042.54	$ 440.00	$ 1,646.70		$ 13,003.24
Engineering Intern	-	$ 24.00	$ -	$ -		$ -		$ -
Public Relations Coordinator	5	$ 48.29	$ 241.45	$ 438.93		$ 98.66		$ 779.04
Printing & Reproduction					$ 500.00			$ 500.00
Material Testing*							$ 22,000.00	$ 22,000.00
Subtotal	218		$ 10,004.92	$ 18,187.94	$ 1,380.00	$ 4,215.58	$ 22,000.00	$ 55,788.44
Phase II Concrete Repair Program (2027)								
Principal In Charge	-	$ 99.76	$ -	$ -		$ -		$ -
Principal	2	$ 89.55	$ 179.10	$ 325.59		$ 73.18		$ 577.87
Senior Project Manager	2	$ 79.69	$ 159.38	$ 289.74		$ 65.12		$ 514.24
Project Manager	5	$ 62.09	$ 310.45	$ 564.37		$ 126.85		$ 1,001.67
Senior Project Engineer I	4	$ 47.16	$ 188.64	$ 342.93		$ 77.08		$ 608.65
Senior Project Technician II	-	$ 51.61	$ -	$ -		$ -		$ -
Project Engineer	16	$ 38.74	$ 619.84	$ 1,126.81		$ 253.26		$ 1,999.91
Engineering Intern	-	$ 24.00	$ -	$ -		$ -		$ -
Public Relations Coordinator	-	$ 48.29	$ -	$ -		$ -		$ -
Printing & Reproduction								$ -
Material Testing*								$ -
Subtotal	29		$ 1,457.41	$ 2,649.43	$ -	$ 595.49	$ -	$ 4,702.33
TOTALS	2972	$ -	$ 125,820.90	$ 228,729.81	$ 11,233.46	$ 52,870.01	$ 78,000.00	$ 496,654.18

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

Engineering Enterprises, Inc.
Revised 1/9/26



Exhibit 1

Village of Schaumburg – 2026 Street Improvement Contract 1
Base Scope of Services

Street Improvement Program Phase II – Design Engineering Services

1. Project Management

- Meeting Coordination: Coordinate and attend a design kick off meeting with Village representatives to outline a more specific list of locations to be addressed with each year's program. The annual budget will be discussed and incorporated into the parameters as outlined by the Village. This information will be utilized in developing and submitting a project schedule.
  - Coordinate and schedule any necessary meetings with Village Staff and other interested parties, including municipal police and fire departments, school administrators, county officials, business owners, and utility companies.
  - Prepare all outlines, presentation materials and minutes for any meetings attended.

2. Data Collection

- Data Collection: Obtain and evaluate the following information provided by the Village for the various improvement locations:
  - Utility Atlases
  - Improvement Plan Record Drawings
  - GIS Information
- Field Evaluation: Perform a field evaluation of condition of existing pavements, storm structures, sidewalks, sidewalk ramps, and curb and gutter. Estimate quantities of proposed repairs of these items to be included with the project. Observe and photograph the project area and immediate surroundings.
- Utility Coordination: Contact J.U.L.I.E. to identify utilities with facilities within the project limits where necessary. Submit plans to utility companies for evaluation of any anticipated conflicts.

3. Geotechnical Engineering

- Rubino Engineering: Utilize Rubino Engineering to perform and prepare required geotechnical information
  - Pavement Cores (If Necessary)
  - Soil Borings
  - LCP 662 or 663
  - Geotechnical Report
- S.T.A.T.E. Testing: Utilize STATE Testing to help determine the proper and most cost-effective rehabilitation techniques and provide HMA and PCC material testing services



4. Prepare plans & Specifications

- Contract Documents and Specifications: Prepare special provisions in accordance with Village guidelines for items not covered by the Standard Specifications, as well as all required IDOT check sheets.
- Quantities and Cost Estimate: Prepare detailed quantities used for bidding and an associated cost estimate to assist the Village with budgeting needs.
- Plans:
  - Prepare basic plan view sheets utilizing Village GIS data to show resurfacing limits and storm sewer improvement locations
  - Quantities
  - Traffic Control Plan
  - Typical Cross Sections
  - Details

5. Permitting

- EEI will coordinate with all relevant permitting agencies, including:
  - IDOT
  - Cook County DOT
- Prepare and submit all required permit applications, plans, and required documents.

6. Bidding Assistance

- Work closely with the Village to provide all bidding documents on schedule to allow the Village Purchasing Department enough time to review the content and recommend changes.
- Provide clarification for any questions that may emerge during the bidding process.

Street Improvement Program Phase III – Construction Engineering Services

1. Construction Administration

- Coordinate and attend a preconstruction meeting with Village representatives, and contractor
- Run weekly project status meetings with Contractor and Village staff
- Coordinate and schedule any other meetings necessary with Village staff and other interested parties, including municipal police and fire departments, school administrators, county officials, business owners, and utility companies.
- Shop drawing review to ensure Village material requirements are being met
- Prepare Pay Estimates and Change Orders
- Provide Village with timely updates to project financial status
- Project close out

2. On-Site Inspection Services

- Provide full time qualified Resident Engineer acting as the Village's agent during construction
- Field Layout
- Video and photos of pre-construction conditions and construction activities
- Construction observation to ensure Contractor adheres to plans, specifications, rules and



regulations
- Residential and business coordination/notifications regarding temporary access restrictions and any changes to mail delivery and/or garbage pick-up
- Provide daily project updates to Village staff
- Ensure all required material testing in the field is performed
- Documentation and tracking of quantities
- Respond to and/or address resident concerns within 24 hours
- S.T.A.T.E. Testing to provide QA material testing services for HMA and PCC

Concrete Repair Program Phase II – Design Engineering Services

1. Project Management

- Meeting Coordination: Coordinate and attend a design kick off meeting with Village representatives to outline a more specific list of locations to be addressed with each year's program. The annual budget will be discussed and incorporated into the parameters as outlined by the Village. This information will be utilized in developing and submitting a project schedule.
  - Coordinate and schedule any necessary meetings with Village Staff and other interested parties, including municipal police and fire departments, school administrators, county officials, business owners, and utility companies.
  - Prepare all outlines, presentation materials and minutes for any meetings attended.

2. Data Collection

- Data Collection: Obtain and evaluate the following information provided by the Village for the various improvement locations:
  - Utility Atlases
  - Improvement Plan Record Drawings
  - GIS Information
- Field Evaluation: Perform a field evaluation of condition of existing sidewalks, sidewalk ramps, driveway aprons, and curb and gutter. Estimate quantities of proposed repairs of these items to be included with the project. Observe and photograph the project area and immediate surroundings.
- Utility Coordination: Contact J.U.L.I.E. to identify utilities with facilities within the project limits where necessary. Submit plans to utility companies for evaluation of any anticipated conflicts.

3. Geotechnical Engineering

- Rubino Engineering: Utilize Rubino Engineering to perform and prepare necessary geotechnical information
- S.T.A.T.E. Testing: Utilize STATE Testing to help determine the proper and most cost-effective rehabilitation techniques and provide PCC material testing services

4. Prepare plans & Specifications

- Contract Documents and Specifications: Prepare special provisions in accordance with Village guidelines for items not covered by the Standard Specifications, as well as all required IDOT check sheets.
- Quantities and Cost Estimate: Prepare detailed quantities used for bidding and an associated



cost estimate to assist the Village with budgeting needs.

- Plans:
  - As necessary, prepare basic plan view sheets utilizing Village GIS data to show project limits
  - Quantities
  - Traffic Control Plan
  - Details

5. Permitting

- EEI will coordinate with all relevant permitting agencies, including:
  - IDOT
  - Cook County DOT
- Prepare and submit all required permit applications, plans, and required documents.

6. Bidding Assistance

- Work closely with the Village to provide all bidding documents on schedule to allow the Village Purchasing Department enough time to review the content and recommend changes.
- Provide clarification for any questions that may emerge during the bidding process.

Concrete Repair Program Phase III – Construction Engineering Services

1. Construction Administration

a. Coordinate and attend a preconstruction meeting with Village representatives, and contractor
b. Coordinate and schedule any other meetings necessary with Village staff and other interested parties, including municipal police and fire departments, school administrators, county officials, business owners, and utility companies.
c. Shop drawing review to ensure Village material requirements are being met
d. Prepare Pay Estimates and Change Orders
e. Provide Village with timely updates to project financial status
f. Project close out

2. On-Site Inspection Services

- Provide full time qualified Resident Engineer acting as the Village's agent during construction
- Field Layout
- Video and photos of pre-construction conditions and construction activities
- Construction observation to ensure Contractor adheres to plans, specifications, rules and regulations
- Residential and business coordination/notifications regarding temporary access restrictions and any changes to mail delivery and/or garbage pick-up
- Provide daily project updates to Village staff
- Ensure all required material testing in the field is performed
- Documentation and tracking of quantities
- Respond to and/or address resident concerns within 24 hours
- S.T.A.T.E. Testing to provide QA material testing services for PCC

PROJECT SCOPE



Concrete Repair Program (Contract No. 1)
Customer Service Requests (CSR's) are submitted by residents throughout the entire year. Each of these requests will be analyzed by the Village and EEI. At each location the Village policy will be used to determine the scope of improvements. These quantities will be estimated through field measurements. The location, type of work, and quantity will be logged in a spreadsheet. This log will be maintained daily and given to the Village on a monthly basis. The contract documents including any necessary plans and special provisions will be created concurrently with the Phase II work for the Street Improvement Program. The Concrete Repair Program includes unique repairs that could include utility repairs, brick paver repairs, and parking lot repairs. EEI will prepare detailed plan sheets and specifications for any locations that need additional clarification.

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 2 – Phase II and Phase III Professional Engineering with Chastain And Associates, LLC.
02/24/26
Village Board

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

Account(s):	Budget:	Expense Request:
SEE BUDGET TABLE		

Executive Summary:

In February 2024, staff issued a request for a Statement of Qualifications (SOQ) and Proposals for Phase II and Phase III Professional Engineering in connection with the annual Street Improvement Program and the annual Concrete Repair Program for FY 24/25, FY 25/26, and FY 26/27. In April 2024, the Village Board approved an agreement with Chastain & Associates (Chastain) of Schaumburg, IL, to perform Phase II Design and Phase III Construction Engineering for Contract No. 2. Per the terms of the original agreement, an amendment to the agreement is required for the services associated with FY 26/27.

Contract No. 2 of the FY 26/27 Street Improvement Program consists of 18.45 miles of Preventative Maintenance, 2.29 miles of Reconstruction/Modified Reconstruction, 1.26 miles of Corrective Resurfacing, Parking lot Improvements, Bike Path Improvements, Water Main Replacement with the Street Program, and Concrete Pavement Patching (where required).

Chastain submitted a fee proposal in the amount of $561,034.86 to provide Phase II and Phase III engineering for Contract No. 2 of the Street Improvement Program, Parking Lot Rehabilitation Program, Bike Path resurfacing/reconstruction program, the Water Main Replacement with the Street Program, and the Valve Replacement Program. The submitted fee equates to 8.77% of the proposed construction budget for these improvements. This percentage is the same percentage charged by Chastain for similar work completed in connection with the FY 24/25 and FY25/26 programs. The percentage is lower than the typical industry standard of 10.8% for these engineering costs.

Chastain's proposal also includes $48,000.00 to perform a Parking Lot Condition Assessment to assist staff in the planning of major upcoming work to Village-owned parking lots and $13,540.83 to assist staff in the selection of streets for future Street Improvement Programs. These inclusions bring Chastain's total proposal value to $622,575.69.

The attached budget table provides the financial information on the Village's Annual Street Improvement Program and Watermain Replacement Program. As shown in the attached table, Chastain's overall proposal is under budget. An internal budget transfer will be completed to address

the individual phase shortfall for Pavement Management Support.

Recommended Action:

The Village Manager recommends that the Engineering and Public Works Committee recommend the Village Board approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 2 – Phase II and Phase III Professional Engineering with Chastain and Associates, LLC. of Schaumburg, IL, in the amount of $622,575.69, and approve the required Resolution.

ATTACHMENTS:

- Chastain Budget Table
- Chastain Resolution
- Agreement
- Project Scope

FY 26/27 Annual Street Program Contract No. 2 - Chastain and Associates, LLC							
Improvement	**Final Design Account**	**Final Design Budget**	**Construction Admin Account**	**Construction Admin Budget**	**Total Budget (Final Design + Construction Admin)**	**Fee Request (8.77% of Construction Budget)**	**Remaining (Budget - Fee Reqest)**
Street Reconstruction	4409010-7454 (23029-10-140)	$72,722.88	4409010-7454 (23029-20-220)	$290,891.52	$363,614.40	**$326,437.36**	$37,177.04
Parking Lot Improvements		$0.00	4409010-7453 (26021-20-220)	$5,000.00	$5,000.00	**$4,385.00**	$615.00
Bike Path Improvements	4409010-7451 (22003-10-140)	$25,000.00	4409010-7451 (22003-20-220)	$25,000.00	$50,000.00	**$39,465.00**	$10,535.00
Valve Replacement	5729020-7455 (23034-10-140)	$11,500.00	5729020-7455 (23034-20-220)	$11,500.00	$23,000.00	**$15,347.50**	$7,652.50
Watermain w/ the Street Program		$0.00	5729020-7455 (26047-20-220)	$200,000.00	$200,000.00	**$175,400.00**	$24,600.00
Total		$109,222.88		$532,391.52	$641,614.40	**$561,034.86**	$80,579.54
Service	**Phase Account**	**Phase Budget**				**Fee Request**	**Remaining (Budget - Fee Reqest)**
Pavement Management Support		$0.00				**$13,540.83**	-$13,540.83
Parking Lot Condition Assessment	4409010-7453 (26021-10-100)	$48,000.00				**$48,000.00**	$0.00
Total Fee						**$622,575.69**	$53,497.88

RESOLUTION NO. R-26-____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE A CONTRACT RENEWAL FOR THE FY 26/27 ANNUAL STREET IMPROVEMENT PROGRAM - CONTRACT NO. 2 – PHASE II AND PHASE III PROFESSIONAL ENGINEERING WITH CHASTAIN AND ASSOCIATES, LLC

WHEREAS, the President and Board of Trustees wish to execute a contract renewal with Chastain and Associates, LLC of Schaumburg, IL for the FY 26/27 Annual Street Improvement Program - Contract No. 2 - Phase II and Phase III Professional Engineering; and

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

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

SECTION ONE: That the Village Manager and Village Clerk be and hereby are authorized and directed to execute the attached Agreement, Exhibit "A", between the Village of Schaumburg and Chastain and Associates, LLC of Schaumburg, IL**.**

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

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG
PROFESSIONAL SERVICES AGREEMENT FOR
FY27 STREET IMPROVEMENT PROGRAM CONTRACT 2 - PHASE II AND PHASE III
PROFESSIONAL ENGINEERING SERVICES WITH CHASTAIN AND ASSOCIATES LLC

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

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

SECTION 1. CONSULTANT.

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

Consultant Firm Name: Chastain & Associates LLC
Street Address: 900 National Parkway, Suite 320
City, State, Zip: Schaumburg, IL 60173
Telephone: 773-714-0050
Email: dlawry@chastainengineers.com

B. Project Description.
Construction observation services for the 2026 Street Program Contract 2 and 2026 Water Main/Valve Replacement project. Design engineering services for the 2027 Street Program and 2027 Valve Replacement Program. Preparation of Village Parking Lot Condition Assessment and 5-year plan. Select PAVER and Pavement Management Support.

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

D. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall not exceed $622,575.69, as outlined in Exhibit 1, including reimbursable expenses as identified in Exhibit 1, unless amended pursuant to Subsection 8A of this Agreement.

SECTION 2. SCOPE OF SERVICES.

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

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

C. Commencement; Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties or on the date specified in Exhibit 1 (the ***"Commencement Date"***). The Consultant shall diligently and continuously prosecute the Services until the completion of the Services, but in no event later than 365 days after the date of the execution of this Agreement (***"Time of Performance"***).

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

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

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

B. Invoices and Payment. The Consultant shall be paid as provided in Exhibit 1. The Consultant shall submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The amount billed in any such invoice shall be based on the method of payment set forth in Exhibit 1. The Village shall pay to the Consultant the amount billed within 30 days after its receipt and approval of such an invoice.

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

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

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

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

SECTION 4. PERSONNEL; SUBCONTRACTORS.

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

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

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

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

SECTION 5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term ***"Confidential Information"*** shall mean information designated as "Confidential" in the possession or under the control of the Village relating to the technical, business or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (i) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of said information to the Consultant under this Agreement (***"Time of Disclosure"***); (ii) to have been in the public domain prior to the Time of Disclosure; (iii) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (iv) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access to or be directly or indirectly exposed to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without express prior written consent of the Village unless required to perform the Services set forth in this Agreement. The Consultant shall be permitted to disclose Confidential Information as necessary to its subcontractors to fulfill the obligations required by this Agreement. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

SECTION 6. STANDARD OF CARE; INDEMNIFICATION; INSURANCE.

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

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

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

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

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

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

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

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

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

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

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

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

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

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part thereof.

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

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

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

3. **Withholding of Payment by Village.** The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of reasonable actions taken by the Village in response to any Event of Default by the Consultant.

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

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

L. Mutual Cooperation. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the work and with any other consultants engaged by the Village.

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

N. Ownership. Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement (***"Documents"***) shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village upon payment of all sums due and owing Consultant under the Agreement. Any reuse of Documents other than for the purposes of this Agreement shall be at Village risk and Consultant shall not be liable for any reuse of the Documents.

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

1. **Limited Access to GIS Data.** The GIS Data provided by the Village shall be limited to the scope of the Services that the Consultant is to provide for the Village;

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

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

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

b. **Consent of Village Required.** The Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village;

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

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

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

SECTION 8. GENERAL PROVISIONS.

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

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

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

D. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("e-mail"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid and received by the addressee thereof when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Subsection, each Party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

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

Village of Schaumburg 714 S. Plum Grove Road
Schaumburg, Illinois 60193
Attention: Brent McQueen, P.E.
E-mail: bmcqueen@schaumburg.com

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

Consultant Firm Name: Chastain & Associates, LLC
Street Address: 900 National Parkway, Suite 320
City, State, Zip: Schaumburg, IL, 60173
Attention: David Lawry, P.E.
Facsimile: 773-714-0050
Email: dlawry@chastainengineers.com

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

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

G. Time. Time is of the essence in the performance of this Agreement.

H. Governing Laws. This Agreement shall be interpreted according to the laws of the State of Illinois.

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

J. Waiver. No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

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

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

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

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By: _____
Village Manager

ATTEST:

By: _____
Village Clerk

CONSULTANT

By: _____

TITLE: Regional Office Manager

ATTEST:

By: _____

TITLE: Director of Transportation

EXHIBIT 1

SCOPE OF SERVICES

AGREEMENT AMOUNT

[TO BE PREPARED BY CONSULTANT AND ACCEPTABLE TO VILLAGE]

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

[SHALL INCLUDE SCHEDULE]

EXHIBIT 2

INSURANCE COVERAGES

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

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

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

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

All employees shall be included as insureds.

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

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

Coverages shall include:

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

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

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

E. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per claim/$2,000,000 in the aggregate and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out deviation from the professional standard of care set forth in the Agreement. If the policy is a claims made policy, it shall remain in effect for 5 years after the work has been completed.

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

Worker's Compensation

Professional Liability

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

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

Additional Insured	Policy or Policies
_____	_____
_____	_____

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

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

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

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

The Consultant shall not allow any subcontractor to commence work on their subcontract until the same insurance has been obtained by the subcontractor. The Consultant and their subcontractor(s) shall maintain all insurance required for not less than one (1) year after completion of this contract except professional liability which shall be for 5 years.

VILLAGE OF SCHAUMBURG
Engineering & Public Works Department
Phase II & Phase III - 2026 Street & Water Main Improvement Programs
Fiscal Year 2027 (May 2026 - April 2027)

COST ESTIMATE OF CONSULTANT SERVICES - CPFF

STAFF	MAN-HOURS	AVERAGE HOURLY RATES	LABOR COSTS	OVERHEAD @ 154.18%	IN-HOUSE DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL COSTS
PHASE III - STREET IMPROVEMENT PROGRAM (2026)								
Estimated 27 Weeks (135 days) (1080 hrs)								
(May thru Nov 2026)								
Project Manager	27		$1,776.33	$2,738.75		$677.26		$5,192.34
Resident Engineer	540		$30,531.60	$47,073.62	$6,075.00	$12,552.03	$1,000.00	$97,232.25
Construction Inspector	900		$36,081.00	$55,629.69	$10,125.00	$15,275.35		$117,111.04
Inspector/Survey Tech	540		$13,500.00	$20,814.30	$6,075.00	$6,058.40		$46,447.70
Public Relations Coordinator	15		$518.85	$799.96		$197.82		$1,516.63
Reproduction & Postal Expense					$1,000.00			$1,000.00
Material QA							$43,712.02	$43,712.02
SUB-TOTALS =	2022		$82,407.78	$127,056.32	$23,275.00	$34,760.86	$44,712.02	$312,211.98
PHASE II - STREET IMPROVEMENT PROGRAM (2027)								
Estimated 8 Weeks (40 days) (320 hrs)								
(Dec 2026 thru Jan 2027)								
Project Manager	8		$526.32	$811.48		$200.67		$1,538.47
Project Engineer	50		$2,709.00	$4,176.74	$200.00	$1,062.86		$8,148.60
Design Engineer	100		$4,009.00	$6,181.08		$1,528.51	$1,000.00	$12,718.59
Survey Tech	100		$4,163.00	$6,418.51	$1,000.00	$1,737.23		$13,318.74
CADD Tech	40		$2,350.80	$3,624.46	$500.00	$971.29		$7,446.55
Public Relations Coordinator	4		$138.36	$213.32		$52.75		$404.44
Reproduction & Postal Expense					$500.00			$500.00
Cores, Borings & Soil Testing							$14,000.00	$14,000.00
SUB-TOTALS =	302		$13,896.48	$21,425.59	$2,200.00	$5,553.31	$15,000.00	$58,075.38
PHASE III - 2026 WATER MAIN & VALVE REPLACEMENT PROGRAM								
Estimated 18 Weeks (90 days) (720 hrs)								
(May thru Oct 2026)								
Project Manager	18		$1,184.22	$1,825.83		$451.51		$3,461.56
Resident Engineer	360		$20,354.40	$31,382.41	$4,050.00	$8,368.02		$64,154.84
Construction Inspector	720		$28,864.80	$44,503.75	$8,100.00	$12,220.28		$93,688.83
Inspector/Survey Tech	60		$2,497.80	$3,851.11	$675.00	$1,053.59		$8,077.49
Public Relations Coordinator	8		$276.72	$426.65		$105.51		$808.87
Reproduction & Postal Expense					$500.00			$500.00
Material QA								$0.00
SUB-TOTALS =	1166		$53,177.94	$81,989.75	$13,325.00	$22,198.90	$0.00	$170,691.59
PHASE II - 2027 VALVE REPLACEMENT PROGRAM								
Estimated 4 Weeks (20 days) (160 hrs)								
(Nov thru Dec 2026)								
Project Manager	4		$263.16	$405.74		$100.34		$769.24
Project Engineer	20		$1,130.80	$1,743.47		$431.14		$3,305.41
Design Engineer	40		$1,665.20	$2,567.41	$270.00	$675.39		$5,178.00
Survey Tech	24		$999.12	$1,540.44	$270.00	$421.43		$3,231.00
CADD Tech	8		$470.16	$724.89		$179.26		$1,374.31
Public Relations Coordinator			$0.00	$0.00		$0.00		$0.00
Reproduction & Postal Expense								$0.00
Cores, Borings & Soil Testing							$6,197.96	$6,197.96
SUB-TOTALS =	96		$4,528.44	$6,981.95	$540.00	$1,807.56	$6,197.96	$20,055.91

VILLAGE OF SCHAUMBURG
Engineering & Public Works Department
Phase II & Phase III - 2026 Street & Water Main Improvement Programs
Fiscal Year 2027 (May 2026 - April 2027)

COST ESTIMATE OF CONSULTANT SERVICES - CPFF

STAFF	MAN-HOURS	AVERAGE HOURLY RATES	LABOR COSTS	OVERHEAD @ 154.18%	IN-HOUSE DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL COSTS
Parking Lot Condition Assessment								
Estimated 12 Weeks (60 days) (480 hrs)								
(May 2026 thru Dec 2026)								
Project Manager	32		$2,352.00	$3,626.31		$896.75		$6,875.06
Project Engineer	80		$4,560.80	$7,031.84		$1,738.90		$13,331.54
Design Engineer	100		$4,163.00	$6,418.51	$450.00	$1,654.73		$12,686.24
Design Engineer	100		$4,009.00	$6,181.08	$450.00	$1,596.01		$12,236.09
CADD Tech	16		$940.32	$1,449.79		$358.52		$2,748.62
Public Relations Coordinator			$0.00	$0.00		$0.00		$0.00
Reproduction & Postal Expense					$122.45			$122.45
Cores, Borings & Soil Testing								$0.00
SUB-TOTALS =	328		$16,025.12	$24,707.53	$1,022.45	$6,244.90	$0.00	$48,000.00
PAVER / Pavement Management Support								
Estimated 4 Weeks (20 days) (160 hrs)								
(May 2026 thru April 2027)								
Project Manager	32		$2,352.00	$3,626.31		$896.75		$6,875.06
Project Engineer	40		$2,280.40	$3,515.92		$869.45		$6,665.77
Design Engineer			$0.00	$0.00		$0.00		$0.00
Design Engineer			$0.00	$0.00		$0.00		$0.00
CADD Tech			$0.00	$0.00		$0.00		$0.00
Public Relations Coordinator			$0.00	$0.00		$0.00		$0.00
Reproduction & Postal Expense								$0.00
Cores, Borings & Soil Testing								$0.00
SUB-TOTALS =	72		$4,632.40	$7,142.23	$0.00	$1,766.20	$0.00	$13,540.83

2025 STREET IMPROVEMENT TOTAL ENGINEERING COSTS

	MAN-HOURS	AVERAGE HOURLY RATES	LABOR COSTS	OVERHEAD @ 154.18%	IN-HOUSE DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL COSTS
TOTAL =	3986		$174,668.16	$269,303.37	$40,362.45	$72,331.73	$65,909.98	$622,575.69

Exhibit 1

Village of Schaumburg – 2026 Street Improvement Program Contract 2
Phase III Services

BASE SCOPE OF SERVICES

Layout/Observation – Services covered under this task include field marking of utility structure and storm sewer work, limits of concrete replacement, pavement butt joints, patching locations, bike path limits, striping, and sod restoration, as well as any spot-survey and setting of grade stakes necessary to complete the improvements. Task also includes inspection of all work to ensure contractor compliance with the contract documents, measurement and field source documentation of all pay item quantities and materials, and field documentation of any extra work.

Documentation – Services covered under this task include pay item quantity calculations, maintaining a project quantity book, preparation of pay estimates, construction budget and schedule updates, compiling a punchlist, and completing a job records box and project closeout.

CSR Coordination – Services covered under this task include responding to and addressing all construction related concerns received from Village residents, documenting the response through email and the Village's Customer Service Request system, coordination & scheduling of work with any affected businesses or other project stakeholders, preparation of resident concrete & brick paver reimbursement forms, daily web updates, and distribution of door hangers, letters, and other notifications.

Admin/Meetings – Services covered under this task include project start-up, preconstruction and weekly project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documentation and submittals. A Cook County ROW permit is anticipated to be required for bike path segments within this improvement.

Village of Schaumburg – 2027 Street Improvement Program Contract 2
Phase II Services

BASE SCOPE OF SERVICES

Field Services – Services covered under this task include localized spot surveys of the project site, inspection and assessment of existing utility structures, collection of existing utility information/atlases, creation of a CAD base file, and a constructability review of the proposed improvements.

Plans – Services covered under this task include creation of a CAD design file and plan sheets including cover sheet, general notes, summary of quantities, typical sections, roadway plans, drainage plans, and construction details.

Specifications – Services covered under this task include preparation of project specific special provisions, review and inclusion of applicable IDOT special provisions and highway standards, inclusion of geotechnical information, parking lot maintenance exhibits, and assembly of bid documents.

Quantities/Cost Estimate – Services covered under this task include calculation of project quantities, preparation of Summary of Quantities, Estimate of Probable Cost, and village pricing table, and bid tab review.

Admin – Services covered under this task include project start-up, kick-off meeting and regular project design meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, initial right-of-way permit form preparation, bid support, and QA/QC of project documents and submittals.

BASE SCOPE OF SERVICES

Layout/Observation – Services covered under this task include field marking of temporary fencing, utility structure and storm sewer work, limits of concrete removals, pavement patching limits, sod restoration, as well as verification of Contractor's layout marks and setting of survey control points as necessary to complete the improvements. Task also includes inspection of all work to ensure contractor compliance with the contract documents, measurement and field source documentation of all pay item quantities and materials, and field documentation of any extra work.

Documentation – Services covered under this task include pay item quantity calculations, maintaining a project quantity book, preparation of pay estimates, construction budget and schedule updates, compiling a punchlist, and completing a job records box and project closeout.

CSR Coordination – Services covered under this task include responding to and addressing all construction related concerns received from Village residents, documenting the response through email and the Village's Customer Service Request system, coordination & scheduling of work with any affected businesses or other project stakeholders, daily web updates, and distribution of door hangers, letters, and other notifications.

Admin – Services covered under this task include project start-up, preconstruction and weekly project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documentation and submittals. Cook County and/or IDOT ROW permits are anticipated to be required for this improvement.

Village of Schaumburg – 2027 Valve Replacement Program
Phase II Services

BASE SCOPE OF SERVICES

Field Services – Services covered under this task include inspection and measurement of existing utility structures and pipe inverts, collection of existing utility information/atlases, creation of a CAD base file, and a constructability review of the proposed improvements.

Plans – Services covered under this task include creation of a CAD design file, design of the proposed work limits and scope, locating of valves, hydrants, and other appurtenances, and identification of potential conflicts. Plan sheets will include cover sheet, general notes, summary of quantities, valve replacement plans, and construction details.

Specifications – Services covered under this task include preparation of project specific special provisions, review and inclusion of applicable IDOT special provisions and highway standards, inclusion of geotechnical information, and assembly of bid documents.

Quantities/Cost Estimate – Services covered under this task include calculation of project quantities, preparation of Summary of Quantities, Estimate of Probable Cost, village pricing table, and bid tab review.

Admin – Services covered under this task include project start-up, kick-off meeting and regular project design meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, IDOT/Cook County Right-of-Way permit preparation, bid support, and QA/QC of project documents and submittals.

BASE SCOPE OF SERVICES

Pavement Survey – Services covered under this task include field inspection and documentation of composite defects (type, severity, measurement) in each parking lot.

Pavement Analysis – Services covered under this task include validation & updating of current PAVER list of parking lots with EPW, validation & updating of current PAVER attributes for each parking lot to include area (as provided by EPW from GIS or measured in Google Earth), entering recorded defect data into PAVER software to obtain current PCI, and preparation of a report providing an overview of the work and results found as well as a 5-year suggested maintenance plan based on desired outcomes and limitations provided by EPW.

Admin – Services covered under this task include project start-up, kick-off meeting and as-needed project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documents and submittals.

Village of Schaumburg – PAVER / Pavement Management Support
Phase I Services

BASE SCOPE OF SERVICES

PAVER Maintenance – Services covered under this task include validation & updating of the PAVER database with current information as provided by EPW.

Pavement Management Support – Services covered under this task include planning of the 2027 Street and Bike Path programs based on desired outcomes and limitations provided by EPW.

Admin – Services covered under this task include project start-up, kick-off meeting and as-needed project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documents and submittals.

Exhibit 1

Village of Schaumburg – 2026 Street Improvement Program Contract 2
Phase III Services

BASE SCOPE OF SERVICES

Layout/Observation – Services covered under this task include field marking of utility structure and storm sewer work, limits of concrete replacement, pavement butt joints, patching locations, bike path limits, striping, and sod restoration, as well as any spot-survey and setting of grade stakes necessary to complete the improvements. Task also includes inspection of all work to ensure contractor compliance with the contract documents, measurement and field source documentation of all pay item quantities and materials, and field documentation of any extra work.

Documentation – Services covered under this task include pay item quantity calculations, maintaining a project quantity book, preparation of pay estimates, construction budget and schedule updates, compiling a punchlist, and completing a job records box and project closeout.

CSR Coordination – Services covered under this task include responding to and addressing all construction related concerns received from Village residents, documenting the response through email and the Village's Customer Service Request system, coordination & scheduling of work with any affected businesses or other project stakeholders, preparation of resident concrete & brick paver reimbursement forms, daily web updates, and distribution of door hangers, letters, and other notifications.

Admin/Meetings – Services covered under this task include project start-up, preconstruction and weekly project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documentation and submittals. A Cook County ROW permit is anticipated to be required for bike path segments within this improvement.

Village of Schaumburg – 2027 Street Improvement Program Contract 2
Phase II Services

BASE SCOPE OF SERVICES

Field Services – Services covered under this task include localized spot surveys of the project site, inspection and assessment of existing utility structures, collection of existing utility information/atlases, creation of a CAD base file, and a constructability review of the proposed improvements.

Plans – Services covered under this task include creation of a CAD design file and plan sheets including cover sheet, general notes, summary of quantities, typical sections, roadway plans, drainage plans, and construction details.

Specifications – Services covered under this task include preparation of project specific special provisions, review and inclusion of applicable IDOT special provisions and highway standards, inclusion of geotechnical information, parking lot maintenance exhibits, and assembly of bid documents.

Quantities/Cost Estimate – Services covered under this task include calculation of project quantities, preparation of Summary of Quantities, Estimate of Probable Cost, and village pricing table, and bid tab review.

Admin – Services covered under this task include project start-up, kick-off meeting and regular project design meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, initial right-of-way permit form preparation, bid support, and QA/QC of project documents and submittals.

Village of Schaumburg – 2026 Water Main & Valve Replacement Program
Phase III Services

BASE SCOPE OF SERVICES

Layout/Observation – Services covered under this task include field marking of temporary fencing, utility structure and storm sewer work, limits of concrete removals, pavement patching limits, sod restoration, as well as verification of Contractor's layout marks and setting of survey control points as necessary to complete the improvements. Task also includes inspection of all work to ensure contractor compliance with the contract documents, measurement and field source documentation of all pay item quantities and materials, and field documentation of any extra work.

Documentation – Services covered under this task include pay item quantity calculations, maintaining a project quantity book, preparation of pay estimates, construction budget and schedule updates, compiling a punchlist, and completing a job records box and project closeout.

CSR Coordination – Services covered under this task include responding to and addressing all construction related concerns received from Village residents, documenting the response through email and the Village's Customer Service Request system, coordination & scheduling of work with any affected businesses or other project stakeholders, daily web updates, and distribution of door hangers, letters, and other notifications.

Admin – Services covered under this task include project start-up, preconstruction and weekly project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documentation and submittals. Cook County and/or IDOT ROW permits are anticipated to be required for this improvement.

Village of Schaumburg – 2027 Valve Replacement Program
Phase II Services

BASE SCOPE OF SERVICES

Field Services – Services covered under this task include inspection and measurement of existing utility structures and pipe inverts, collection of existing utility information/atlases, creation of a CAD base file, and a constructability review of the proposed improvements.

Plans – Services covered under this task include creation of a CAD design file, design of the proposed work limits and scope, locating of valves, hydrants, and other appurtenances, and identification of potential conflicts. Plan sheets will include cover sheet, general notes, summary of quantities, valve replacement plans, and construction details.

Specifications – Services covered under this task include preparation of project specific special provisions, review and inclusion of applicable IDOT special provisions and highway standards, inclusion of geotechnical information, and assembly of bid documents.

Quantities/Cost Estimate – Services covered under this task include calculation of project quantities, preparation of Summary of Quantities, Estimate of Probable Cost, village pricing table, and bid tab review.

Admin – Services covered under this task include project start-up, kick-off meeting and regular project design meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, IDOT/Cook County Right-of-Way permit preparation, bid support, and QA/QC of project documents and submittals.

Village of Schaumburg – Parking Lot Condition Assessment
Phase I Services

BASE SCOPE OF SERVICES

Pavement Survey – Services covered under this task include field inspection and documentation of composite defects (type, severity, measurement) in each parking lot.

Pavement Analysis – Services covered under this task include validation & updating of current PAVER list of parking lots with EPW, validation & updating of current PAVER attributes for each parking lot to include area (as provided by EPW from GIS or measured in Google Earth), entering recorded defect data into PAVER software to obtain current PCI, and preparation of a report providing an overview of the work and results found as well as a 5-year suggested maintenance plan based on desired outcomes and limitations provided by EPW.

Admin – Services covered under this task include project start-up, kick-off meeting and as-needed project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documents and submittals.

Village of Schaumburg – PAVER / Pavement Management Support
Phase I Services

BASE SCOPE OF SERVICES

PAVER Maintenance – Services covered under this task include validation & updating of the PAVER database with current information as provided by EPW.

Pavement Management Support – Services covered under this task include planning of the 2027 Street and Bike Path programs based on desired outcomes and limitations provided by EPW.

Admin – Services covered under this task include project start-up, kick-off meeting and as-needed project meetings, administration of professional services, coordination of internal team members, coordination with village staff and other external agencies as necessary, and QA/QC of project documents and submittals.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute a Contract for the Custodial Maintenance and Day Porter Services with Crystal Maintenance Plus Corp.
02/24/26
Village Board

Presenter: Justin Briski, Superintendent of Field Services
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
SEE ATTACHED BUDGET TABLE		

Executive Summary:

The Village of Schaumburg solicited a Request for Proposal (RFP) for custodial maintenance and day porter services to maintain high-quality cleaning standards across municipal facilities. 14 vendors were evaluated based on the criteria outlined in the RFP, which included organizational overview, qualifications, approach to the project, and overall value and price. Each proposal was scored by Village staff to ensure compliance with specifications and to identify the vendor that offered the best combination of quality and cost-effectiveness.

After a thorough review of all submissions, the recommendation is to award the contract to Crystal Maintenance Plus Corp. (Crystal) as the most cost-effective and qualified vendor. Crystal's proposal includes an annual cost of $340,352 for custodial services and $52,000 for day porter services, for a combined total of $392,352. This bid is $15,368 lower than the second-lowest proposal and $67,540 less than the current contractor’s bid, delivering significant savings while meeting all service requirements. This contract also includes $13,100 for unplanned maintenance as well as special events, making the total $405,452.

EPW staff reached out to all references provided by Crystal, and the feedback was very positive. The references consistently emphasized Crystal's reliability, responsiveness, and ability to deliver high-quality custodial services. Their long-standing relationships with Arlington Heights (10 years), Buffalo Grove (10 years), Elk Grove Village (12 years), and the Schaumburg Park District (9 years) highlight a strong history of exceptional performance. References commended Crystal's proactive communication, attention to detail, and commitment to maintaining facilities at a high standard.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board execute an agreement for the Custodial Maintenance and Day Porter Services with Crystal Maintenance Plus Corp of Wheeling, IL, for FY 26/27 with three optional one-year extensions for the proposed amount of $405,452, and approve the required Resolution.

ATTACHMENTS:

- Budget Table
- Vendor Score by Criteria
- Custodial Services Totals
- Proposal
- Resolution
- Agreement

CUSTODIAL SERVICES AND DAY PORTER CONTRACT WITH CRYSTAL MAINTENANCE PLUS CORP				
Accounts	**Description**	**FY26/27 - Custodial Services Proposal**	**FY26/27 - Day Porter Services Proposal**	**FY 26/27 - Expense Request**
1014080 - 7242 Line #10	Custodial Services	$ 160,236	$ 26,000	$ 186,236
1014080 - 7242 Line #20	Unplanned Custodial	$ 6,000		$ 6,000
1014080 - 7247 Line #20 (2095)	Unplanned Custodial	$ 600		$ 600
5114080 - 7242 Line #10	Custodial Services	$ 19,880		$ 19,880
5114080 - 7242 Line #20	Unplanned Custodial	$ 500		$ 500
5724080 - 7242 Line #10	Custodial Services	$ 160,236	$ 26,000	$ 186,236
5724080 - 7242 Line #20	Unplanned Custodial	$ 6,000		$ 6,000
TOTALS		**$ 353,452**	**$ 52,000**	**$ 405,452**

Vendor	Overview of Organization	Contractor's Qualifications and Experience	Approach to the Project	Value and Price	Total Score
Crystal Maintenance Plus Corp.	10	30	25	30	95
Midway Building Services	10	30	30	22	92
Uni Max Management Corp	10	30	27.5	23	90.5
P.C.S.I. Perfect Cleaning System, Inc.	10	30	20	19	79
Finest Building Maintenance of Illinois LLC	10	30	22.5	15	77.5
Bravo Services, Inc.	10	27.5	10	27.5	75
Smith Maintenance Company	10	30	20	12	72
Multisystem Management Company	10	30	12.5	17.5	70
Alpha Building Maintenance Service Inc.	10	30	15	14.5	69.5
Kleen-Tech Services, LLC	10	20	27.5	10	67.5
Diamond 7 Enterprises Inc	10	25	20	12	67
The Tidy Queens	10	30	17.5	6	63.5
Property First	5	30	15.5	9.5	60
Deep Kleen and Maintenance LLC	7.5	15	10	26.5	59
Total Facility Maintenance, Inc.	5	30	12.5	7.5	55
Perfection Plus	10	15	22.5	2	49.5
Majesty Cleaning Services, Inc.	5	5	5	1	16

Custodial and Day Porter Services

Contractor	Custodial Services	Day Porter	Total
Crystal Maintenance Plus Corp.	$340,352.00	$52,000.00	$392,352.00
Deep Kleen and Maintenance LLC	$354,794.00	$44,400.00	$399,194.00
Bravo Services, Inc.	$344,270.00	$63,450.00	$407,720.00
Uni Max Management Corp	$384,695.00	$67,600.00	$452,295.00
Midway Building Services	$392,825.17	$67,067.37	$459,892.54
P.C.S.I. Perfect Cleaning System, Inc.	$439,220.00	$56,139.00	$495,359.00
Multisystem Management Company	$454,373.00	$60,490.00	$514,863.00
Alpha Building Maintenance Service Inc.	$494,130.00	$46,800.00	$540,930.00
Smith Maintenance Company	$518,078.97	$48,808.48	$566,887.45
Diamond 7 Enterprises Inc.	$498,504.00	$83,772.00	$582,276.00
Kleen-Tech Services, LLC	$535,295.00	$50,249.00	$585,544.00
The Tidy Queens	$566,634.99	$78,793.08	$645,428.07
Perfection Plus	$662,153.36	$52,598.00	$714,751.36
Majesty Cleaning Services, Inc	$782,232.42	$182,000.00	$964,232.42

Village of Schaumburg
Engineering and Public Works
Mike Hall, Department Director
Atcher Municipal Center, Schaumburg, IL 60193

[CRYSTAL MAINTENANCE PLUS CORP.] RESPONSE DOCUMENT REPORT

RFP No. 2025-RFP-075

Custodial and Day Porter

RESPONSE DEADLINE: December 5, 2025 at 10:00 am

Report Generated: Tuesday, January 6, 2026

Crystal Maintenance Plus Corp. Response

CONTACT INFORMATION

Company:
Crystal Maintenance Plus Corp.

Email:
service@crystalmsc.com

Contact:
Monika Talar

Address:
749 Prestwick Lane
Wheeling, IL 60090

Phone:
(708) 307-8090

Website:
https://www.crystalmcp.com

Submission Date:
Dec 3, 2025 10:42 AM (Central Time)

ADDENDA CONFIRMATION

Addendum #1
Confirmed Dec 2, 2025 6:55 PM by Monika Talar

QUESTIONNAIRE

1. Authorized Person(s)*

Please provide the following information for each person(s) authorized to submit a response on behalf of your organization:

Name
Title
Phone Number
Email Address

Monika Talar

Owner

708-307-8090

service@crystalmsc.com

Diana Stypula

General Manager

Account Supervisor

847-345-6539

service@crystalmsc.com

PRICE TABLES

CUSTODIAL SERVICES

Annual cost to supply all custodial services. Include estimated annual hours for each building in last column.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Hours
1	Temporary Village Hall - 1000 Woodfield Rd	1	Lump Sum	$58,200.00	$58,200.00	1920
2	Prairie Center for the Arts - 201 Schaumburg Ct	1	Lump Sum	$30,960.00	$30,960.00	1320
3	Public Safety Building - 1000 W Schaumburg Rd	1	Lump Sum	$129,792.00	$129,792.00	4992
4	Engineering and Public Works Building - 714 S Plum Grove Rd	1	Lump Sum	$53,400.00	$53,400.00	1920
5	Vehicle Maintenance Facility - 714 S Plum Grove Rd	1	Lump Sum	$13,800.00	$13,800.00	480
6	Fire Station 54 Headquarters - 1601 N Roselle Rd	1	Lump Sum	$15,120.00	$15,120.00	600
7	The Barn - 231 Civic Dr	1	Lump Sum	$13,320.00	$13,320.00	580
8	Nursing Division Building - 746 E Schaumburg Rd	1	Lump Sum	$5,880.00	$5,880.00	240
9	Schaumburg Regional Airport - 905 W Irving Park Rd	1	Lump Sum	$19,880.00	$19,880.00	1176
TOTAL					$340,352.00	

DAY PORTER SERVICES

Annual cost to supply all day porter services. Include estimated hours in last column.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Hours
1	Temporary Village Hall - 1000 Woodfield Rd	1	Lump Sum	$52,000.00	$52,000.00	2080
TOTAL					**$52,000.00**	

LABOR PRICING FOR EMERGENCY / UNSCHEDULED SERVICES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Day Porter Hourly Rate	1	$ / Hour	$25.00	$25.00
2	Special Event Clean Up Rate	1	$ / Hour	$25.00	$25.00
TOTAL					**$50.00**

RESOLUTION NO. R-26-____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE A CONTRACT FOR THE CUSTODIAL MAINTENANCE AND DAY PORTER SERVICES WITH CRYSTAL MAINTENANCE PLUS CORP.

WHEREAS, the President and Board of Trustees wish to execute an agreement with Crystal Maintenance Plus Corp. of Wheeling, IL for the Custodial Maintenance and Day Porter Services; and

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

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

SECTION ONE: That the Village Manager and Village Clerk be and hereby are authorized and directed to execute the attached Agreement, Exhibit "A", between the Village of Schaumburg and Crystal Maintenance Plus Corp. of Wheeling, IL**.**

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

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

2025-RFP-075

CUSTODIAL AND DAY PORTER

Village of Schaumburg

Atcher Municipal Center

Schaumburg, IL 60193

1. VILLAGE OF SCHAUMBURG

PROFESSIONAL SERVICES AGREEMENT FOR

THIS AGREEMENT is dated as of the Friday, May 1, 2026 ("Agreement") and is by and between the VILLAGE OF SCHAUMBURG, an Illinois municipal corporation ("Village") and the Consultant identified in Subsection 1A below. This Agreement has three years annual renewal options.

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

2. Professional Service Agreement

2.1. CONSULTANT.

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

Consultant Firm Name: Crystal Maintenance Plus Corp.

Street Address: 749 Prestwick Ln

City, State, Zip: Wheeling, IL 60090

Telephone: 708-307-8090

Email: service@crystalmsc.com

B. 2025-RFP-075, Custodial and Day Porter

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

D. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall not exceed $404,852.00, as outlined in Exhibit 1, including reimbursable expenses as identified in Exhibit 1, unless amended pursuant to Subsection 8A of this Agreement.

2.2. SCOPE OF SERVICES.

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

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

C. Commencement; Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties or on the date specified in Exhibit 1 (the "Commencement Date"). The Consultant shall diligently and continuously prosecute the Services until the completion of the Services, but in no event later than one year after the date of the execution of this Agreement ("Time of Performance").

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

2.3. COMPENSATION AND METHOD OF PAYMENT.

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

B. Invoices and Payment. The Consultant shall be paid as provided in Exhibit 1. The Consultant shall submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The amount billed in any such invoice shall be based on the method of payment set forth in Exhibit 1. The Village shall pay to the Consultant the amount billed within 30 days after its receipt and approval of such an invoice.

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

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

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

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

2.4. PERSONNEL; SUBCONTRACTORS.

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

B. Availability of Personnel. The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement. The

Consultant shall notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant shall have no claim for damages and shall not bill the Village for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassigning, or resignation.

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

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

2.5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term "Confidential Information" shall mean information designated as "Confidential" in the possession or under the control of the Village relating to the technical, business or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (i) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of said information to the Consultant under this Agreement ("Time of Disclosure"); (ii) to have been in the public domain prior to the Time of Disclosure; (iii) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (iv) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access to or be directly or indirectly exposed to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without express prior written consent of the Village unless required to perform the Services set forth in this Agreement. The

Consultant shall be permitted to disclose Confidential Information as necessary to its subcontractors to fulfill the obligations required by this Agreement. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

2.6. STANDARD OF CARE; INDEMNIFICATION; INSURANCE.

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

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

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

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

2.7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

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

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

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

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

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

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

notice to the Village of the lack of payment and allowed the Village 30 days to make payment or contest the payment or amount.

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

H. Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable building and zoning statutes, ordinances, rules, and regulations, and the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C.

§§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with all conditions of any federal, state, or local grant received by Village and made known to the Consultant with respect to this Agreement or the Services.

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part thereof.

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

- 1. Cure by Consultant. The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement.
- 2. Termination of Agreement by Village. The Village may terminate this Agreement without liability for further payment of amounts due or to become due under this Agreement.

- 3. Withholding of Payment by Village. The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of reasonable actions taken by the Village in response to any Event of Default by the Consultant.

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

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

L. Mutual Cooperation. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the work and with any other consultants engaged by the Village.

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

N. Ownership. Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement ("Documents") shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village upon payment of all sums due and owing Consultant under the Agreement. Any reuse of Documents other than for the purposes of this Agreement shall be at Village risk and Consultant shall not be liable for any reuse of the Documents.

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

- 1. Limited Access to GIS Data. The GIS Data provided by the Village shall be limited to the scope of the Services that the Consultant is to provide for the Village;
- 2. Purpose of GIS Data. The Consultant shall limit its use of the GIS Data to its intended purpose of furtherance of the Services; and
- 3. Agreement with Respect to GIS Data. The Consultant does hereby acknowledge and agree that:

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

b. Consent of Village Required. The Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village;

c. Supply to Village. At the request of the Village, the Consultant shall supply the Village with any and all information that may have been developed by the Consultant based on the GIS Data;

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

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

2.8. GENERAL PROVISIONS.

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

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

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

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

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

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

Village of Schaumburg

101 Schaumburg Road,

Schaumburg, Illinois 60193

Attention: Finance

E-mail: bids@schaumburg.com

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

Consultant Firm Name: Crystal Maintenance Plus Corp.

Street Address: 749 Prestwick Ln

City, State, Zip: Wheeling, IL 60090

Email: service@crystalmsc.com

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

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

G. Time. Time is of the essence in the performance of this Agreement.

H. Governing Laws. This Agreement shall be interpreted according to the laws of the State of Illinois.

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

J. Waiver. No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

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

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

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

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By:_____

Village Manager

ATTEST:

By:_____

Village Clerk

CONSULTANT

By:_____

TITLE:_____

ATTEST:

By: _____

TITLE:_____

2.9. EXHIBIT 1

SCOPE OF SERVICES

$404,852.00

[TO BE PREPARED BY CONSULTANT AND ACCEPTABLE TO VILLAGE]

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

[SHALL INCLUDE SCHEDULE]

2.10. EXHIBIT 2 INSURANCE COVERAGES

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

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

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

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

All employees shall be included as insureds.

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

$1,000,000 Bodily Injury and Property Damage $2,000,000 Aggregate Coverages shall include:

- Broad Form Property Damage Endorsement

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

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

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

E. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per claim/$2,000,000 in the aggregate and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out deviation from the professional standard of care set forth in the Agreement. If the policy is a claims made policy, it shall remain in effect for 5 years after the work has been completed.

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

Worker’s Compensation

Professional Liability

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

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

Additional Insured

_____

_____

Policy or Policies

_____

_____

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

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

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

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

The Consultant shall not allow any subcontractor to commence work on their subcontract until the same insurance has been obtained by the subcontractor. The Consultant and their subcontractor(s) shall maintain all insurance required for not less than one (1) year after completion of this contract except professional liability which shall be for 5 years.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Approving and Authorizing the Execution of a Consulting/Talent Buying Agreement between Village of Schaumburg and Creative Audio.
02/24/26
Village Board

Presenter: Tiana Weiler
Lead Department: Cultural Services

Account(s):	Budget:	Expense Request:
1015010 7237 5353	$85,000	$83,565.05

The budget status for this request is: Under Budget

Amount Under Budget: $1,434.95

Executive Summary:

The Septemberfest Committee voted to exercise the third option year of the contract between the Village of Schaumburg and Creative Audio, the current main stage production services provider. This extension will continue enhancing the entertainment at the main stage since it has been successful. Creative Audio books entertainment for numerous festivals, state and county fairs and concerts across the Midwest. The fee for the service is 10% of the headline act bookings and scheduling some production items. However, Creative Audio booking entertainment will continue to bring both better selection and pricing for bands performing at Septemberfest. In addition, sales from the VIP area seating will offset the artist booking fee. Thus, this service will not cause a net increase in the cost of entertainment at the main stage.

Recommended Action:

The Village Manager recommends the FLAGG committee recommend the Village Board approve a Resolution authorizing the Village Manager to execute a one year extension on the contract with Creative Audio of Rockford, IL for Main Stage Production services in an amount not to exceed $83,565.05 with a requested budget of $135,000.00 available for performance fees subject to approval of the FY 27 budget.

ATTACHMENTS:

- 2026 CA Schaumburg Septemberfest Main Stage Production Contract.pdf
- R-26-XXX Resolution Approving and Authorizing the Execution of a Consulting Talent Buying Agreement.pdf

CREATIVE AUDIO
CONSULTING / TALENT BUYING AGREEMENT

This agreement made as of this 5th day of January 2026, by and between Creative Audio ("Vendor"), a firm specializing in concert production, talent buying, consulting and promotion of concerts, located at 4787 Hydraulic Rd., Rockford, Illinois 61109, herein called Creative and Village of Schaumburg ("Producer").

WHEREAS Village of Schaumburg ("Producer") intends to organize and produce concerts utilizing arenas, fairs, and non-traditional facilities across the United States and requires the consulting & talent buying services of Vendor.

WHEREAS Vendor wishes to accept such engagement upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises made by each party in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Producer and Vendor agree as follows:

1. Services.

A. Producer hereby engages Vendor as an Independent Contractor and Vendor hereby agrees to accept such engagement, upon the terms and conditions set forth in this Agreement. During the Term (as hereinafter defined) of this Agreement, Vendor shall advise and assist Producer on matters related to the Services.

B. In the performance of its duties under this Agreement, Vendor agrees that it will not:

(I.) Negotiate or enter into any oral or written contract, agreement. or arrangement on behalf of, or in the name of Producer, or otherwise bind Producer, in any manner whatsoever without the express written consent of Producer or its authorized agent.

(II.) Engage in any conduct, or cause Producer to engage in any conduct, which would result in Producer's breach of violation of any agreement, law, ordinance, or regulation.

(III.) Sign any checks on behalf of or authorize any payments by Producer in any manner whatsoever.

2. Term. The term of Vendor retention and engagement under this Agreement shall begin on January 5th 2026 , and shall end on September 30, 2026. Producer understands that the expiration of the Term of this Agreement will not absolve Producer from paying any Fees due Vendor originated under this Agreement. The contract shall be for a three (3) day event (not including set-up and tear-down time), to be held on the 2026 Labor Day weekend. The contract

shall include three (3) optional, additional years as stated below. These may be exercised at the option of the Village, with mutual consideration between the Village and the vendor. Options will be exercised prior to January 31 preceding the next event date.

- Saturday, September 2, 2023 / Sunday, September 3, 2023 / Monday, September 4, 2023
- Saturday, August 31, 2024* / Sunday, September 1, 2024* / Monday, September 2, 2024*
- Saturday, August 30, 2025* / Sunday, August 31, 2025* / Monday, September 1, 2025*
- Saturday, September 5, 2026* / Sunday, September 6, 2026* / Monday, September 7, 2026*

** Indicates option years*

The village will notify vendor in writing prior to January 31st of the Village's intention whether or not to extend the contract to optional years.

A one-time economic adjustment for labor, material, and equipment costs may be negotiated for each one-year extension to the contract after the initial one-year contract period. This economic adjustment may not exceed the published local Consumer Price Index (CPI) for the previous twelve-month period.

3. Compensation. In consideration of all services to be performed by Vendor under this Agreement, Producer agrees to pay Vendor a fee ("Fee") of 10% to be broken out as stated below:

10% booking fee for 3 Headline artists, RV rental, backline, and any other show related expense other than stage, sound, lights, video walls, bike rack, and band transportation from hotel to show.

Payment to Vendor shall cover the following:

* ***See Scope of Services attached hereto.***

4. Expenses. Producer shall be responsible for any reasonable expenses Vendor incurs in the course of the Services, which would be mutually agreed upon and not unreasonably withheld by the Producer.

5. Termination of Agreement. Either Party may elect to terminate this Agreement upon the occurrence of any of the following:

(A) Mutual written agreement signed by Vendor and Producer or its authorized agent, electing to terminate this Agreement.

(B) Upon written notice sent by Producer to Vendor, if Vendor: (I.) is unwilling to perform its duties or obligations pursuant to this Agreement or otherwise violates this Agreement, (II.) commits any dishonest, fraudulent, or grossly negligent act in its capacity as a Producer to Producer, (III.) in bad faith acts in a manner materially inconsistent with the best interests of Producer; or (IV.) otherwise breaches this Agreement.

4787 Hydraulic Road, Rockford, IL 61109 | Info@CreativeAudio.us | 779-368-0334 | www.CreativeAudio.us

(C) If Vendor fails to perform as mutually agreed herein and Producer outlines, in written notice, Vendor nonperformance as being a specific cause for termination of the Agreement and Vendor does not cure such failure or nonperformance within ten (10) days of receipt of such written notice. Any cancellation by Producer, except for material breach of contract by Vendor, shall not absolve Producer from paying any Fees due Vendor under this Agreement.

(D) Incapacity. If Vendor is unable to perform its duties and responsibilities hereunder on a full-time basis for more than thirty (30) days during the period of the Agreement, Producer shall have the right to terminate this Agreement upon ten (10) days written notification.

(E) Force Majeure: Neither party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes, to the extent beyond its reasonable control: acts of God, riots, war, terrorist attack, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, natural catastrophe, governmental acts or omissions, changes in laws or regulations, national strikes, fire, or explosion. For the avoidance of doubt, Force Majeure shall not include: (I.) financial distress nor the inability of either party to make a profit or avoid a financial loss, (II.) changes in market prices or conditions, or (III.) a party's financial inability to perform its obligations hereunder.

6. Rain or Shine. This agreement is for services to be rendered rain or shine. Vendor has the right, in good faith, to interrupt, postpone, or cancel any or all parts of ***the Scope of Services addendum*** in the event of inclement weather and/or any other conditions which Vendor, or Producer, regard as hazardous to any person, persons, or equipment. Any such interruptions, postponement, or cancellations to any or all parts of ***the Scope of Services addendum*** for such reasons shall not reduce the full compensation payable to Vendor specified herein.

7. Security. Producer shall provide reasonable professional security and security measures to ensure protection for any and all parts of ***the Scope of Services addendum.***

8. Non-Disclosure. Vendor acknowledges that during the Term of this Agreement, Vendor will have reasonable access to confidential information of Producer. Accordingly, unless authorized by prior written consent of the Producer or its authorized agent, Vendor agrees that it will not:

(A) disclose, directly or indirectly, any confidential information to anyone outside the employ of Producer, except as may be reasonably necessary or appropriate in connection with the performance of its duties under this Agreement; or

(B) use, directly or indirectly, any confidential information for the benefit of anyone other than Producer.

9. Indemnification. Producer shall indemnify Vendor from any and all liability, expenses, and costs (including reasonable attorney's fees) resulting, directly or indirectly, from any non-compliance or breach of the terms of this Agreement by Producer. Additionally, Vendor shall indemnify Producer from any and all liability, expenses, and costs (including reasonable

attorney's fees) resulting, directly or indirectly, from any non-compliance or breach of the terms of this Agreement by Vendor.

10. Notices. All Notices shall be given to the parties at the addresses set forth below, unless otherwise directed in writing. All payments by Client shall be made to Vendor Creative Audio at Vendor's address set forth below unless otherwise directed in writing.

To Company: Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193

To Creative Audio: Chris Mentzel
Creative Audio
4787 Hydraulic Rd.
Rockford, IL 61109
chris@Vendoraudio.us

All notices, requests, consents, and other communications under this Agreement shall be in writing and shall be deemed to have been delivered on the date personally delivered or on the date deposited in the United States Postal Service, postage prepaid, by certified mail, return receipt requested.

11. Assignability. This Agreement may not be assigned by either Party without the written consent of the other Party, which will not be unreasonably withheld and shall bind and inure to the benefit of the parties hereto and their successors and assigns, if so assigned.

12. Miscellaneous.

(A) This Agreement constitutes the entire agreement of Vendor and Producer with respect to the subject matter of this Agreement and supersedes all prior oral or written agreements between the parties in their entirety and may not be modified or amended in any way except in writing by the parties to this Agreement. All covenants, promises and agreements set forth in the Agreement shall be binding and apply to and inure to the benefit of the parties hereto, and their respective heirs, executors, administrators, successors, and assigns.

(B) The terms of this Agreement shall be governed and construed according to the laws of the State of Illinois without regard to that state's principles regarding choice of law.

(C) If any part or parts of this Agreement are invalid or unenforceable for any reason, the remaining parts shall nevertheless be valid and enforceable.

(D) Any party's failure to enforce any of the provisions of this Agreement shall not be construed to be a waiver of such provision or of the right of that party to enforce that provision at any time thereafter. No waiver of any breach of this Agreement shall be effective unless it is in writing.

IN WITNESS WHEREOF, the parties have executed this contract on the day and the year first written above.

CREATIVE AUDIO	PRODUCER
_____	_____
DATE	DATE
_____	_____

ADDENDUM
SCOPE OF SERVICES PROVIDED BY VENDOR

Agreed to 2026 Equipment costs:
Stage, sound, lights, video walls, and all labor including spotlight operators total cost: $56,865.05 (Stage $18,000, Sound $15,000 , Lights $12,000, Video Walls $10,000 , All Labor $1,865.05)
(SL320 stage, 40'x40' deck, and 12'x16' wings on each side with Monitor World on stage left and Guitar World on stage right)
Estimated 3 - RV rentals for changing rooms delivered: $3,400.00
400' of bike rack with set up and tear down to accommodate 250-300 chairs: $1,360.00
Mercedes 15 passenger van for hotel to show band vehicle with driver for 3 days: $3,600.00
Estimated Backline for bands which includes in-ear monitors as needed: $5,000.00
Estimated 10% for 2-3 headline Artists booking fee: $12,500.00
Estimated 10% booking fee for RV and Backline: $840.00

- All contracts entered by Vendor on behalf of said event/venue, are the sole responsibility of the Village of Schaumburg ("Producer").
- If Vendor requires a deposit, Village of Schaumburg ("Producer") will be responsible.
- Village of Schaumburg ("Producer") will name Vendor as additional insured.
- Being in attendance during the event/concerts
- Review of entertainment choices with client
- Selection of performers with client
- Submission of offers
- Contract review and revisions with client
- Assisting client's advertising/publicity firm
- Designing entertainment promotions with client
- Bidding and booking production (stage, audio, lighting, video walls, generators, backline, RV rental, and bike rack barricade. Including two 4x8 decks separated by an inch for the

cameras and camera operators so they don't shake. Festival to supply a tent with clamps if needed.

- Organizing manpower/labor requirements for load in and out
- Stage management for all performances
- Arranging local (hotel to event only) artist transportation needs
- Arranging access credentials
- Organizing & managing production set-up
- Organizing artist load in & sound checks
- Organizing teardown & removal
- Meet & greet with media and client
- Collect merchandise percentage due client.

ESTIMATED TOTAL COST $83,565.05

Village of Schaumburg ("Producer") will be responsible for all reasonable, pre-approved costs related to: artist guarantees and production. Village of Schaumburg ("Producer") shall indemnify Vendor from any and all liability, expenses, and costs (including reasonable attorney's fees) resulting directly or indirectly.

Vendor and any employees thereof shall be an independent contractor and shall not be considered an employee of Producer.

RESOLUTION NO R-26-_____

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A CONSULTING/TALENT BUYING AGREEMENT BETWEEN VILLAGE OF SCHAUMBURG AND CREATIVE AUDIO

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, Creative Audio ("Contractor") and the Village desire to enter into an Agreement for concert production, talent buying, consulting and promotion related to Septemberfest 2026 (the "Agreement"); and

WHEREAS, it would be in the best interests of the Village and its citizens to enter into the attached Agreement (Exhibit "A").

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

SECTION ONE: That the Agreement, attached hereto as Exhibit "A", is hereby approved, and the Village Manager is hereby authorized and directed to execute the attached Agreement (Exhibit "A") by and between the Village and Creative Audio, 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

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 Number 07-19-105-013-0000 as a Blighted Area.
02/24/26
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 7B Application from RCG/Golden Corridor Family YMCA (the "Applicant") for the reoccupation of the 132,350 square foot retail space at 101 Barrington Road (the "Subject Property"). RCG is the owner of Prairie Towne Center. The Golden Corridor Family YMCA is a non-profit 501(c)(3) and would be eligible for full property tax exemption, if it owned the real estate. 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 proposing to open the Golden Corridor Family YMCA in the Subject Property. Previously, the Golden Corridor Family YMCA was located at 300 W. Wise Road. The application estimates that there will be 8 full-time and 40 part-time employees. The Applicant is proposing to spend over $1,000,000 to make various improvements to the Subject Property. Their floor plans and use were approved by the Village Board in December 2025. The Applicant is in the process of obtaining building permits.

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 the attached Development Agreement outlining the Golden Corridor Family YMCA investment of $1,000,000, employing 48 people 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 Golden Corridor Family YMCA.

ATTACHMENTS:
- 101 Barrington Memo Class 7B for FLAGG 2_17_26.pdf
- 101 Barrington YMCA Cover Ltr.pdf
- 101 Barrington Class 7B Application.pdf
- Resolution Blighted 101 Barrington Road YMCA.pdf

- 101 Barrington Blight Study.pdf
- Resolution Class 7B 101 Barrington Road YMCA.pdf
- Class 7B Development Agreement 101 Barrington Road YMCA.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

RE: Golden Corridor Family YMCA 101 Barrington, Class 7B Request

DATE: February 17, 2026

Introduction

Please find the Cook County Class 7B Application from RCG Prairie PM, LLC/Golden Corridor Family YMCA (the "Applicant") for the reoccupation of the 132,350 square foot retail space at 101 Barrington Road (the "Subject Property"). RCG Prairie PM, LLC is the owner of Prairie Towne Center. The Golden Corridor Family YMCA is a non-profit 501(c)(3) and would be eligible for full property tax exemption, if it owned the real estate. 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 Subject Property was billed $781,044 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.

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:

- Including other currently vacant units and the proposed YMCA space, over 54 percent of the space in the shopping center is vacant. This amount of vacancy is "excessive."
- The vacant building space is deteriorated, dilapidated, and requires improvements and repairs and modifications and relocation of existing systems and services to be suitable for occupancy by the YMCA.
- The property is physically and functionally obsolete.
- The assessed value of the property has been stagnant and on a downward trend since 2020 and in its vacant condition would not generate as much property taxes compared to the property being re-occupied and generating foot-traffic for other tenancies in the center.

The Subject Property was last occupied by Signature Fitness Club in summer 2024 and At Home in spring 2025 and so it meets the real estate taxes criteria. With the incentive, they anticipate investing over $1,000,000 to open in summer 2026.

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 proposing to open the Golden Corridor Family YMCA in the Subject Property. Previously, the Golden Corridor Family YMCA was located at 300 W. Wise Road. The application estimates that there will be 8 full-time and 40 part-time employees. These 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. Their floor plans and use were approved by the Village Board in December 2025. The Applicant is in the process of obtaining building permits.

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 7B and Improvements	Valuation Without 7B
Fair Market Value (FMV)	$10,737,000	$11,487,000	$9,663,300
Assessment Value	25%	10%	10%
Assessed Value (AV)	$2,684,250	$1,148,700	$966,330
State Equalizer	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$8,148,041	$3,486,879	$2,933,295
Tax Rate	9.585675%	9.585675%	9.585675%
Tax Amount	$781,045	$334,241	$272,415

*Investment and discount rate only calculated in the Revised Valuation. FMV is generated from the market price of the PIN incorporated with the application with the proposed improvements of $1 million at 75% discount rate.

Over the life of the incentive, the applicant is expected to pay approximately $4.5 million in property taxes and save over $5.5 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%	$334,241	$3,342,409
Year 11	15%	$501,361	$501,361
Year 12	20%	$668,482	$668,482

Total Taxes w/ 7B		$4,512,252

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 the attached Development Agreement outlining the Golden Corridor Family YMCA investment of $1,000,000, employing 48 people 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 7B tax incentive for Golden Corridor Family YMCA.

Village President & Board of Trustees
Village of Schaumburg
ATTN: Director of Economic Development, Matt Frank
Via email to mfrank@schaumburg.com

Via Regular Mail to:
Village of Schaumburg Economic Development
ATTN: Matt Frank
1000 E. Woodfield Rd.
Schaumburg, IL 60193

Subject: Request for Class 7a Tax Resolution and Incentive –101 and 104 N Barrington Rd, Schaumburg, IL on behalf of Golden Corridor Family YMCA

Dear Mr. Frank, Village President, and Board of Trustees:

I am writing to request approval of a Cook County Class 7a tax incentive and a Village of Schaumburg Class 7a resolution for the property at 101 and 104 N Barrington Rd, Schaumberg, IL 60194. The property is identified by the Property Index Number 07-19-105-013-0000 (the "subject property").

If approved, my client, Golden Corridor Family YMCA, intends to lease the subject property for use as a not-for-profit YMCA providing community services, youth development and social programs, encouraging and supporting healthy living, and providing before and after school services. Golden Corridor Family YMCA intends to rehabilitate the property by improving the building with major repairs to the pool along with renovations estimated to cost $1,045,000. The subject property was formerly an @home and a vacant retail space and will be combined into a single space for occupancy. The YMCA is complying with the requirements of the Village of Schaumburg to obtain a special use permit as well as a traffic agreement. The steps to comply with these requirements are underway as are negotiations for the terms of the lease agreement itself.

Golden Corridor Family YMCA does not intend to lease the subject property for reoccupation without preliminary approval of the 7a resolution from the Village of Schaumburg. Due to the high property tax burden in this area and the associated business costs, the re-occupancy projects are not financially viable without a Class 7a incentive.

15660 MIDWEST ROAD
SUITE 300
OAKBROOK TERRACE, ILLINOIS 60181
312.701.1234
312.701.1222 FAX
VERROSBERKSHIRE.COM

The property will be rehabilitated and reoccupied with the understanding that a class incentive will make the property tax liability reasonable.

The YMCA is a not-for-profit organization. The company was founded in 1844 and has expanded into a leading nonprofit in the U.S. and worldwide. Golden Corridor Family YMCA is conscientious about expenses associated with operations in Illinois, particularly in Cook County. Approval of a Class 7a tax incentive will allow Golden Corridor Family YMCA to continue to provide comprehensive programs and services that enrich communities and all the people who live in them from the proposed new location in Schaumburg. This project is not economically feasible without a Class 7a tax incentive.

This development will contribute positively to the community through investment, job creation, and long-term stability—but it hinges on the approval of the Class 7a designation. We respectfully urge your support toward achieving that end.

The following is provided per the Village Class 7a application instructions.

1. Type of business and brief history: The YMCA, founded in London in 1844, is one of the world's oldest and largest nonprofit organizations dedicated to strengthening communities. It expanded to the United States in 1851 and has since become a cornerstone for youth development, healthy living, and social responsibility. The Golden Corridor Family YMCA continues this legacy by serving families across the region with inclusive programs and vital community services.

2. Size and type of building to be occupied: 132,350 sf facility (new pool and upcoming renovations)

3. Property Index Number (PIN): 07-19-105-013-0000

4. Property address: 101 and 104 N Barrington Road, Schaumburg, IL 60194

5. Legal description: attached as Exhibit A

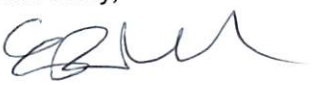
6. Current number of employees company-wide: 22 FT 96 PT and 88 seasonal

7. Expected increase in employees due to the project: Anticipate 8 FT 40 PT

7. Estimate of total cost for the project: $1,000,000 – in process of engaging a General Contractor for estimates

If additional information is needed, please contact me at 312-604-3810 or via email at eberkshire@verrosberkshire.com

Sincerely,



Ellen G Berkshire

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 7B
ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7b 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 $1,000.00,* and supporting documentation must be filed as follows:
This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: RCG Prairie PM, LLC

Company: RCG Prairie PM, LLC Telephone: (847) 888-7410

Address: 3060 Peachtree Road, Ste 400

City: Atlanta State: GA Zip Code: 30305

Email Address: dough@gcfymca.org

Contact Person (if different than the Applicant)

Name: Ellen G Berkshire

Company: Verros Berkshire, PC Telephone: (312) 604-3810

Address: 1S660 Midwest Rd Suite 300

City: Oakbrook Terrace State: IL Zip Code: 60181

Email Address: eberkshire@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) 101 N Barrington Road

Permanent Real Estate Index Number: 07-19-105-013-0000

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: Schaumburg State: IL Zip Code: 60194

Township: Schaumburg Existing Class: 5-17

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 Golden Corridor Family YMCA

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? 6 Major Trades; 40 Workers

How many permanent full-time and part-time employees do you now employ in Cook County?
Full-time: 22 Part-time: 96

How many new permanent full-time jobs will be created by this proposed development? 8

How many new permanent part-time jobs will be created by this proposed development? 40

Nature of Development

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

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

[ ] 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): _____
Estimated date of construction completion: _____
Total redevelopment cost, excluding land: $ _____

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?

37,000 square feet vacant since Summer of 2024 (previous occupant was Signature Fitness Club) and 95,350 square feet vacated by @Home since Spring of 2025 (5/1/25)

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 of 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) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7b Application and that it finds Class 7b 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 that the area is "in need of commercial development", are satisfied.

In addition, a copy of the application must be submitted to the Cook County Bureau of Economic Development (BED) for their approval (for additional information contact BED at 312-603-1000.

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.

The property cannot receive Class 7B 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 the same to be true.

_____	_____
Signature	Date
_____	_____
Print Name	Title

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

Revised 12/30/2025

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBER 07-19-105-013-0000 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 parcel delineated by Property Index Number 07-19-105-013-0000 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 December 2025 study analysis from the consulting firm Gruen Gruen + Associates prepared specifically for above referenced PIN 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) Stagnant or declining Equalized Assessed Value (EAV) whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village finds the property within the Area 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 dilapidated and in a state of deterioration and that the property within the Area is in need of substantial rehabilitation; public infrastructure is insufficient, faulty or poorly maintained that it impairs site use or development; 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 falling or stagnant property tax value over a prolonged period demonstrates underinvestment and failure to attract and retain economic activity.

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBER 07-19-105-013-0000 AS A BLIGHTED AREA

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.

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE REDEVELOPMENT AND REUSE OF VACANT PROPERTY LOCATED AT 101 AND 141 BARRINGTON ROAD IN SCHAUMBURG

To

GOLDEN CORRIDOR FAMILY YMCA

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

December 2025

C1718

Gruen Gruen + Associates

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE REDEVELOPMENT AND REUSE OF VACANT PROPERTY LOCATED AT 101 AND 141 BARRINGTON ROAD IN SCHAUMBURG

To

GOLDEN CORRIDOR FAMILY YMCA

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

December 2025

C1718

APPLYING KNOWLEDGE
CREATING RESULTS
ADDING VALUE

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ÍNTRODUCTION AND WORK COMPLETED

Gruen Gruen + Associates ("GG+A") has been asked to evaluate whether blight conditions apply to the vacant retail space in the Prairie Towne Center located at 101 and 141 Barrington Road in the village of Schaumburg. The vacant building space in the 263,727-square-foot Prairie Towne Center consists of approximately 132,350 square feet of space formerly occupied by At Home (which leased approximately 90,000 square feet of space in 2019 and closed in May 2025) and a 24 Hour Fitness (which is reported to have vacated in 2020 approximately 37,000 square feet of space leased in 2019).

Golden Corridor Family YMCA proposes to combine the two vacant units and adaptively reuse the vacant retail space for a YMCA facility including a swimming pool under a long-term lease.

To complete the evaluation, GG+A obtained property condition information from representatives of YMCA, market conditions perspective from a retail broker representing YMCA on the lease transaction as well as property and equalized assessed valuation data from the Cook County Assessor's Office. GG+A also obtained information from the YMCA about the effect not receiving the Class 7(a) tax incentive would have on being able to carry out its mission at the property.

PRIMARY CONCLUSIONS

The conclusion that the property is subject to blight and in need of redevelopment is supported by the following findings:

- Including other currently vacant units and the proposed YMCA space, over 54 percent of the space in the shopping center is vacant. This amount of vacancy is "excessive";
- The vacant building space is deteriorated, dilapidated, and requires improvements and repairs and modifications and relocation of existing systems and services to be suitable for occupancy by the YMCA;
- The property is physically and functionally obsolete; and
- The assessed value of the property has been stagnant and on a downward trend since 2020 and in its vacant condition would not generate as much property taxes compared to the property being re-occupied and generating foot-traffic for other tenancies in the center.

In addition, as another basis for the property being appropriately designated in need of redevelopment, but for the provision of the Class 7(a) tax incentive, it would not be financially feasible for the YMCA to redevelop and adaptively reuse the retail spaces as a contemporary YMCA facility. In the absence of the Class 7(a) tax incentive, the share of the YMCA budget allocated to property taxes would be too high and prevent the YMCA from offering the full program of services typically

associated with a YMCA. A central value of the YMCA is never to turn anyone away due to their inability to pay for YMCA services. Without the benefit of the Class 7(a) tax incentive, the full burden of property taxes would severely hamper the ability of YMCA to fulfil its mission, particularly for children and their families who cannot afford to participate in YMCA programs. Without the provision of a Class 7(a) tax incentive, the YMCA would be forced to limit the number of individuals the YMCA could serve. With the provision of the Class 7(a) tax incentive, YMCA would be able to use the property tax savings to provide financial assistance to those children and families unable to afford YMCA programs, The YMCA would be able to provide a full program of services to maximize community benefits. As a result, the negative effects of an excessive vacancy would also be eliminated, generating positive spillover for the other tenancies of the shopping center.[1]

BLIGHT CONDITION FINDINGS

The village of Schaumburg must designate the property/area as "blighted" and in need of redevelopment to meet Cook County Class 7(a) eligibility requirements. Consistent with the eligibility factors required to apply under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 through 11-74.4-11), GG+A concludes that the property is subject to blight and can be appropriately designated as a Redevelopment Project Area. This conclusion that the property is blighted and in need of redevelopment is based on findings that the following factors pertain to the property:

[1] The attraction of a YMCA also permits the landlord to avoid the continued carrying costs of vacant space, the deleterious effects of a lack of foot traffic on other tenants of the Prairie Towne Center because of the vacant space, and the likely significant capital costs of subdividing or otherwise changing the configuration of the spaces to accommodate tenants not prepared to occupy such a large amount of space.

The first eligibility factor that applies is a "Lagging" or "Declining" Assessed Value. Table 1 shows that the assessed value of the property has remained essentially stagnant and on a downward trend from 2020 through 2025.

TABLE 1: Assessed Value and Property Taxes Trend[1]

Tax Year	Assessed Value	Tax Rate	Property Taxes Billed
2020	$2,482,682	9.241%	$739,527
2021	$2,482,682	10.094%	$826,321
2022	$3,041,966	9.291%	$752,481
2023	$3,376,665	9.287%	$826,321
2024	$3,376,665	9.586%	$945,884
2025	$2,684,250	9.586%	$781,044
Change 2019-2024	$201,568		$41,517

[1]PIN: 07-19-105-013-0000

Sources: Cook County Treasurer; Cook County Assessor; Verros Berkshire; Gruen Gruen + Associates.

While the assessed value has increased from its low in 2020, it has increased over five years by only $201,600 or only about eight percent in total. The assessed value, which is lower in 2025 than in 2022 through 2024, is not reflective of the full potential of the property. The property taxes have increased by only approximately $41,500 but are lower than the property taxes billed in 2021, 2023, and 2024.

The second eligibility factor that applies is "Excessive Vacancies". The vacant building space in the 263,727-square-foot Prairie Towne Center which YMCA will occupy if a Class 7(a) tax incentive is granted consists of approximately 132,350 square feet of space formerly occupied by At Home (which leased approximately 90,000 square feet of space in 2019 and closed in May 2025) and a 24 Hour Fitness (which is reported to have vacated in 2020 approximately 37,000 square feet of space leased in 2019). Including other currently vacant units and the proposed YMCA space, over 54 percent of the space in the shopping center is vacant. By any measure, this amount of vacancy is "excessive".

The property has a history of prolonged vacancies. The building space for the YMCA previously sat empty for eight years since a Lowe's store closed in 2011 after operating for only five years until 2019 when At Home and 24 Hour Fitness leased the space.[2]

Tariff costs and inflation, reduced labor force growth, budget constrained consumers (other than the affluent), "right-sizing" retailers, and high financing costs could pressure existing centers like the Prairie Towne Center with mid-tier tenancies serving middle-income consumers. For the vacant space to be re-leased and re-occupied in the current economic environment could be time-consuming and require significant upfront capital expenditures. In the meantime, the vacant space results in no foot traffic for other tenants of the center and weakens the competitive appeal of the center to consumers.

A third eligibility factor that applies is "Dilapidation". The structure has elements of dilapidation and is not suitable without alterations and improvements for use of the vacant space by the YMCA. For example, according to a report by ECL dated September 8, 2025, the existing heating and air conditioning (HVAC) system and utilities piping must be augmented because the existing system is insufficient to meet the HVAC requirements of the YMCA: "The total load, based on the reuse of the space 510 tons on the final occupancy load. Additional RTU's/ DOAS units will need to be added, around 300 tons of cooling/heating/ventilation units, to meet the new requirements. The gas meter and piping will need to be increased to handle the additional heating load."[3]

In addition, the existing electrical system is inadequate to serve the YMCA use. The ECL report indicates that the "existing 1,200 amp service serving the existing At Home space will be upgrade(d) to 2,000 amps to handle the additional HVAC load."[4]

Similarly, plumbing system and facility enhancements are required including according to ECL the following: "The existing 2"cw line serving the existing space will be upgraded to a 3" line. …The new bathrooms and plumbing fixtures will reconnect to the existing sanitary mains. …Based on the new occupancy, the Illinois Plumbing Code will need two (2) additional water closets, one (1) additional urinal for the assembly area. The new rehab space will need two (2) water closets, two (2) lavatories and one (1) drinking fountain."[5].

[2] Schaumburg At Home 24 Hour Fitness Prairie Towne Center.
[3] ECL "Existing MEP/FP conditions", September 8, 2025, page 3.
[4] Id. at page 4.
[5] Id. at page 6.

According to a foundation and framing plan by Baker Barrios, certain columns will need to be reinforced and new columns and footings installed and beams installed to the roof to support the structure of the YMCA facility.

A fourth eligibility factor is "Obsolescence". According to the retail center database MallsDB.com, the Prairie Towne Center is approximately 44 years old. The physical obsolescence suggested by the need for building structural and systems improvements and modifications reflects the age of the property and the change in the use for a YMCA facility. To accommodate a new YMCA use, for example, will require exterior and interior alterations and enhancements including new interior configurations, and modifications and relocations of sprinkler, ceiling and lighting systems and new ADA compliant bathroom facilities.

A fifth eligibility factor that applies is "Deterioration". The vacant building space is also subject to deterioration. For example, the existing exterior façade needs to be rehabilitated with a contemporary design including signage to highlight the presence of the YMCA.

THE NEED FOR CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP TO ADAPTIVELY REUSE THE PROPERTY FOR A YMCA FACILITY TO FULLY MEET THE CORE MISSION OF YMCA

In addition, as another basis for the property being appropriately designated in need of redevelopment, but for the provision of the Class 7(a) tax incentive, it would not be financially feasible for the YMCA to redevelop and adaptively reuse the retail spaces as a contemporary YMCA facility. In the absence of the Class 7(a) tax incentive, the share of the YMCA budget allocated to property taxes would be too high and prevent the YMCA from offering the full program of services typically associated with a YMCA.

A central value of the YMCA is never to turn anyone away due to their inability to pay for YMCA services. Without the benefit of the Class 7(a) tax incentive, the full burden of property taxes would severely hamper the ability of YMCA to fulfil its mission, particularly for children and their families who cannot afford to participate in YMCA programs. Without the provision of a Class 7(a) tax incentive, the YMCA would be forced to limit the number of individuals the YMCA could serve. With the provision of the Class 7(a) tax incentive, YMCA would be able to use the property tax savings to provide financial assistance to those children and families unable to afford YMCA programs, The YMCA would be able to provide a full program of services to maximize community benefits. As a result, the negative effects of an excessive vacancy would also be eliminated, generating positive spillover for the other tenancies of the shopping center.

Gruen Gruen + Associates (GG+A) is a firm of economists, sociologists, and market, financial and fiscal analysts. Developers, public agencies, attorneys, and others involved in real estate asset management utilize GG+A research and consulting to make and implement investment, marketing, product, pricing and legal support decisions. The firm's staff has extensive experience and special training in the use of demographic analysis, survey research, econometrics, and financial analysis to describe and forecast markets for a wide variety of real estate projects, land uses, and economic activities.

Since its founding in 1970, GG+A has pioneered the integration of behavioral research and economic analysis to provide a sound foundation for successful land use policy and economic development actions. GG+A has also pioneered the use of economic, social and fiscal impact analysis. GG+A impact studies accurately and comprehensively portray the effects of public and private real estate developments, land use plans, regulations, annexations and assessments on the affected treasuries, taxpayers, consumers, other residents and property owners.

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APPLYING KNOWLEDGE, CREATING RESULTS, ADDING VALUE

RESOLUTION NO. R-26 -

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 101 BARRINGTON ROAD, SCHAUMBURG, ILLINOIS (GOLDEN CORRIDOR FAMILY YMCA)

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 Golden Corridor Family YMCA to support and consent to the filing of an application for a Class 7B Tax Incentive for the property located at 101 Barrington Road, in Schaumburg, Illinois, part of Permanent Parcel No. 07-19-105-013-0000 (the "Property") with a legal description of:

> THAT PART OF LOTS 1, 2 AND 4 IN PRAIRIE TOWNE CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 (EXCEPT THAT PART TAKEN FOR ROAD PER CONDEMNATION CASE NUMBER 12L051276) BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 THENCE SOUTH 86°28'50" WEST ALONG THE SOUTH LINE OF SAID LOT 2, 397.25 FEET THENCE SOUTH 40°36'26" EAST 76.26 FEET THENCE SOUTH 86°28'50" WEST ALONG A SOUTHERLY LINE OF LOT 4 AFORESAID AND THE EASTERLY EXTENSION THEREOF, 300.50 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 4 (THE FOLLOWING 9 COURSES RUN ALONG THE WESTERLY LINES OF LOTS 4, 2 AND 1 IN SAID PRAIRIE TOWNE CENTER) THENCE NORTH 03°31'10" WEST 181.94 FEET THENCE SOUTH 86°28'50" WEST 207.19 FEET THENCE NORTH 00°10'51" WEST 99.77 FEET THENCE NORTH 86°28'50" EAST 201.38 FEET THENCE NORTH 03°31'10" WEST 251.29 FEET THENCE SOUTH 86°28'50" WEST 151.72 FEET THENCE SOUTH 03°31'10" EAST 22 FEET THENCE SOUTH 36°28'55" WEST 18.79 FEET
> THENCE SOUTH 89°49'09" WEST 25 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1 THENCE NORTH 00°10'51" WEST ALONG THE WEST LINE OF SAID LOT 1, 61.06 FEET THENCE NORTH 86°30'10" EAST 427.01 FEET THENCE NORTH 53°10'00" EAST 53.38 FEET THENCE NORTH 86°28'10" EAST 365.34 TO THE EAST LINE OF SAID LOT 1 AT A POINT THAT IS 112.24 FEET NORTH OF THE MOST
> EASTERLY SOUTHEAST CORNER OF SAID LOT 1, AS MEASURED ALONG SAID EAST LINE THENCE SOUTH 03°31'10" EAST ALONG THE EAST LINES OF LOTS 1 AND 2 IN SAID PRAIRIE TOWNE CENTER 527.24 FEET TO THE POINT OF BEGINNING IN SECTION 19 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHEREAS, the prospective tenant, Golden Corridor Family YMCA, intends to use the property for commercial purposes; and

WHEREAS, Golden Corridor Family YMCA 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 have been vacant and unused for greater than 12 continuous months prior to the application; and

RESOLUTION NO. R-26 -

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 101 BARRINGTON ROAD, SCHAUMBURG, ILLINOIS (GOLDEN CORRIDOR FAMILY YMCA)

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 incentive, the Village of Schaumburg is at a competitive disadvantage in attracting development; (ii) the Property is currently vacant and the extent and duration of the vacancy will persist and have an adverse influence on the area; (iii) the vacant building space is deteriorated, dilapidated, and requires improvements and repairs; (iv) the building is obsolete and contains characteristics that are no longer suitable for their original use to due age, market conditions, and other factors; and (v) the erosion of the tax base of the Village and other taxing districts by the loss of retail 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 Golden Corridor Family YMCA in receiving the Class 7B Tax Incentive for the Subject Property, provided the Village receives certain assurances from Golden Corridor Family YMCA relating thereto, given that the continued operation of Golden Corridor Family YMCA'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, Golden Corridor Family YMCA will have a minimum of forty-eight (48) permanent employees by December 31, 2027 that is located on the Subject Property (the "Facility") and is to be maintained for the term of the 7B Incentive; and

WHEREAS, Golden Corridor Family YMCA will invest a minimum of one million dollars ($1,000,000.00) in additional capital improvements to the Facility by December 31, 2027; and

WHEREAS, Golden Corridor Family YMCA 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 7B Tax Incentive; and

WHEREAS, Golden Corridor Family YMCA, 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 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 Golden Corridor Family YMCA 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 Golden Corridor Family YMCA does not comply with the terms of the Development Agreement, the Village may require that Golden Corridor Family YMCA 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 Golden Corridor Family YMCA 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.

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 GOLDEN CORRIDOR FAMILY YMCA
FOR THE APPROVAL OF A COOK COUNTY CLASS 7B REAL ESTATE TAX
CLASSIFICATION FOR 101 BARRINGTON ROAD, 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 GOLDEN CORRIDOR FAMILY YMCA, an Illinois not-for-profit organization (the "Applicant").

RECITALS

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

B. Golden Corridor Family YMCA is an Illinois not-for-profit organization, and the tenant of the following-described property:

> THAT PART OF LOTS 1, 2 AND 4 IN PRAIRIE TOWNE CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 (EXCEPT THAT PART TAKEN FOR ROAD PER CONDEMNATION CASE NUMBER 12L051276) BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 THENCE SOUTH 86°28'50" WEST ALONG THE SOUTH LINE OF SAID LOT 2, 397.25 FEET THENCE SOUTH 40°36'26" EAST 76.26 FEET THENCE SOUTH 86°28'50" WEST ALONG A SOUTHERLY LINE OF LOT 4 AFORESAID AND THE EASTERLY EXTENSION THEREOF, 300.50 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 4 (THE FOLLOWING 9 COURSES RUN ALONG THE WESTERLY LINES OF LOTS 4, 2 AND 1 IN SAID PRAIRIE TOWNE CENTER) THENCE NORTH 03°31'10" WEST 181.94 FEET THENCE SOUTH 86°28'50" WEST 207.19 FEET THENCE NORTH 00°10'51" WEST 99.77 FEET THENCE NORTH 86°28'50" EAST 201.38 FEET THENCE NORTH 03°31'10" WEST 251.29 FEET THENCE SOUTH 86°28'50" WEST 151.72 FEET THENCE SOUTH 03°31'10" EAST 22 FEET THENCE SOUTH 36°28'55" WEST 18.79 FEET
> THENCE SOUTH 89°49'09" WEST 25 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1 THENCE NORTH 00°10'51" WEST ALONG THE WEST LINE OF SAID LOT 1, 61.06 FEET THENCE NORTH 86°30'10" EAST 427.01 FEET THENCE NORTH 53°10'00" EAST 53.38 FEET THENCE NORTH 86°28'10" EAST 365.34 TO THE EAST LINE OF SAID LOT 1 AT A POINT THAT IS 112.24 FEET NORTH OF THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1, AS MEASURED ALONG SAID EAST LINE THENCE SOUTH 03°31'10" EAST ALONG THE EAST LINES OF LOTS 1 AND 2 IN SAID PRAIRIE TOWNE CENTER 527.24 FEET TO THE POINT OF BEGINNING IN SECTION 19 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Number(s): 07-19-105-013-0000

Common Address: 101 Barrington Road, Schaumburg, Illinois 60194;
(the "Subject Property").

C. Golden Corridor Family YMCA intends to become the occupant of the Subject Property and intends to combine two vacant units and adaptively reuse the vacant retail space for a YMCA facility including a swimming pool under a long-term lease.

D. Golden Corridor Family YMCA 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 Golden Corridor Family YMCA in obtaining the approval of the Class 7B Incentive, provided the Village receives certain assurances from Golden Corridor Family YMCA relating thereto, given that the continued operation of businesses located within 101-104 Barrington Road 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 Golden Corridor Family YMCA and the Village, Golden Corridor Family YMCA 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. Golden Corridor Family YMCA will commence construction on the 132,350 square-foot building by June 1, 2026. They will complete construction on this building by June 1, 2027. They will occupy the building and operations will begin by December 31, 2027. Golden Corridor Family YMCA will hire a minimum of 48 permanent employees by December 31, 2027, at the YMCA that is located on the Subject Property (the "Facility"); and is to be maintained for the term of the 7B Incentive.

Section 3. Golden Corridor Family YMCA 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, 2027.

Section 4. Golden Corridor Family YMCA 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 7B Incentive.

Section 5. Golden Corridor Family YMCA 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 Golden Corridor Family YMCA 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. Golden Corridor Family YMCA 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 Golden Corridor Family YMCA 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 7A Incentive will be terminated if Golden Corridor Family YMCA 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, Golden Corridor Family YMCA 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 Golden Corridor Family YMCA 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

By: _____

Tom Dailly, Village President

Attest: _____

Date: _____

GOLDEN CORRIDOR FAMILY YMCA

By: _____

Golden Corridor Family YMCA

Attest: _____

Date: _____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Approving and Authorizing a 7B Classification for 101 Barrington Road, Schaumburg, Illinois (Golden Corridor Family YMCA).
02/24/26
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 7B Application from RCG/Golden Corridor Family YMCA (the "Applicant") for the reoccupation of the 132,350 square foot retail space at 101 Barrington Road (the "Subject Property"). RCG is the owner of Prairie Towne Center. The Golden Corridor Family YMCA is a non-profit 501(c)(3) and would be eligible for full property tax exemption, if it owned the real estate. 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 proposing to open the Golden Corridor Family YMCA in the Subject Property. Previously, the Golden Corridor Family YMCA was located at 300 W. Wise Road. The application estimates that there will be 8 full-time and 40 part-time employees. The Applicant is proposing to spend over $1,000,000 to make various improvements to the Subject Property. Their floor plans and use were approved by the Village Board in December 2025. The Applicant is in the process of obtaining building permits.

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 the attached Development Agreement outlining the Golden Corridor Family YMCA investment of $1,000,000, employing 48 people 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 Golden Corridor Family YMCA.

ATTACHMENTS:
- 101 Barrington Memo Class 7B for FLAGG 2_17_26.pdf
- 101 Barrington YMCA Cover Ltr.pdf
- 101 Barrington Class 7B Application.pdf
- Resolution Blighted 101 Barrington Road YMCA.pdf

- 101 Barrington Blight Study.pdf
- Resolution Class 7B 101 Barrington Road YMCA.pdf
- Class 7B Development Agreement 101 Barrington Road YMCA.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

RE: Golden Corridor Family YMCA 101 Barrington, Class 7B Request

DATE: February 17, 2026

Introduction

Please find the Cook County Class 7B Application from RCG Prairie PM, LLC/Golden Corridor Family YMCA (the "Applicant") for the reoccupation of the 132,350 square foot retail space at 101 Barrington Road (the "Subject Property"). RCG Prairie PM, LLC is the owner of Prairie Towne Center. The Golden Corridor Family YMCA is a non-profit 501(c)(3) and would be eligible for full property tax exemption, if it owned the real estate. 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 Subject Property was billed $781,044 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.

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:

- Including other currently vacant units and the proposed YMCA space, over 54 percent of the space in the shopping center is vacant. This amount of vacancy is "excessive."
- The vacant building space is deteriorated, dilapidated, and requires improvements and repairs and modifications and relocation of existing systems and services to be suitable for occupancy by the YMCA.
- The property is physically and functionally obsolete.
- The assessed value of the property has been stagnant and on a downward trend since 2020 and in its vacant condition would not generate as much property taxes compared to the property being re-occupied and generating foot-traffic for other tenancies in the center.

The Subject Property was last occupied by Signature Fitness Club in summer 2024 and At Home in spring 2025 and so it meets the real estate taxes criteria. With the incentive, they anticipate investing over $1,000,000 to open in summer 2026.

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 proposing to open the Golden Corridor Family YMCA in the Subject Property. Previously, the Golden Corridor Family YMCA was located at 300 W. Wise Road. The application estimates that there will be 8 full-time and 40 part-time employees. These 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. Their floor plans and use were approved by the Village Board in December 2025. The Applicant is in the process of obtaining building permits.

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 7B and Improvements	Valuation Without 7B
Fair Market Value (FMV)	$10,737,000	$11,487,000	$9,663,300
Assessment Value	25%	10%	10%
Assessed Value (AV)	$2,684,250	$1,148,700	$966,330
State Equalizer	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$8,148,041	$3,486,879	$2,933,295
Tax Rate	9.585675%	9.585675%	9.585675%
Tax Amount	$781,045	$334,241	$272,415

*Investment and discount rate only calculated in the Revised Valuation. FMV is generated from the market price of the PIN incorporated with the application with the proposed improvements of $1 million at 75% discount rate.

Over the life of the incentive, the applicant is expected to pay approximately $4.5 million in property taxes and save over $5.5 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%	$334,241	$3,342,409
Year 11	15%	$501,361	$501,361
Year 12	20%	$668,482	$668,482

Total Taxes w/ 7B		$4,512,252

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 the attached Development Agreement outlining the Golden Corridor Family YMCA investment of $1,000,000, employing 48 people 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 7B tax incentive for Golden Corridor Family YMCA.

VERROS BERKSHIRE
ATTORNEYS AT LAW

Village President & Board of Trustees
Village of Schaumburg
ATTN: Director of Economic Development, Matt Frank
Via email to mfrank@schaumburg.com

Via Regular Mail to:
Village of Schaumburg Economic Development
ATTN: Matt Frank
1000 E. Woodfield Rd.
Schaumburg, IL 60193

Subject: Request for Class 7a Tax Resolution and Incentive –101 and 104 N Barrington Rd, Schaumburg, IL on behalf of Golden Corridor Family YMCA

Dear Mr. Frank, Village President, and Board of Trustees:

I am writing to request approval of a Cook County Class 7a tax incentive and a Village of Schaumburg Class 7a resolution for the property at 101 and 104 N Barrington Rd, Schaumberg, IL 60194. The property is identified by the Property Index Number 07-19-105-013-0000 (the "subject property").

If approved, my client, Golden Corridor Family YMCA, intends to lease the subject property for use as a not-for-profit YMCA providing community services, youth development and social programs, encouraging and supporting healthy living, and providing before and after school services. Golden Corridor Family YMCA intends to rehabilitate the property by improving the building with major repairs to the pool along with renovations estimated to cost $1,045,000. The subject property was formerly an @home and a vacant retail space and will be combined into a single space for occupancy. The YMCA is complying with the requirements of the Village of Schaumburg to obtain a special use permit as well as a traffic agreement. The steps to comply with these requirements are underway as are negotiations for the terms of the lease agreement itself.

Golden Corridor Family YMCA does not intend to lease the subject property for reoccupation without preliminary approval of the 7a resolution from the Village of Schaumburg. Due to the high property tax burden in this area and the associated business costs, the re-occupancy projects are not financially viable without a Class 7a incentive.

15660 MIDWEST ROAD
SUITE 300
OAKBROOK TERRACE, ILLINOIS 60181
312.701.1234
312.701.1222 FAX
VERROSBERKSHIRE.COM

The property will be rehabilitated and reoccupied with the understanding that a class incentive will make the property tax liability reasonable.

The YMCA is a not-for-profit organization. The company was founded in 1844 and has expanded into a leading nonprofit in the U.S. and worldwide. Golden Corridor Family YMCA is conscientious about expenses associated with operations in Illinois, particularly in Cook County. Approval of a Class 7a tax incentive will allow Golden Corridor Family YMCA to continue to provide comprehensive programs and services that enrich communities and all the people who live in them from the proposed new location in Schaumburg. This project is not economically feasible without a Class 7a tax incentive.

This development will contribute positively to the community through investment, job creation, and long-term stability—but it hinges on the approval of the Class 7a designation. We respectfully urge your support toward achieving that end.

The following is provided per the Village Class 7a application instructions.

1. Type of business and brief history: The YMCA, founded in London in 1844, is one of the world's oldest and largest nonprofit organizations dedicated to strengthening communities. It expanded to the United States in 1851 and has since become a cornerstone for youth development, healthy living, and social responsibility. The Golden Corridor Family YMCA continues this legacy by serving families across the region with inclusive programs and vital community services.

2. Size and type of building to be occupied: 132,350 sf facility (new pool and upcoming renovations)

3. Property Index Number (PIN): 07-19-105-013-0000

4. Property address: 101 and 104 N Barrington Road, Schaumburg, IL 60194

5. Legal description: attached as Exhibit A

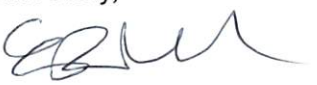
6. Current number of employees company-wide: 22 FT 96 PT and 88 seasonal

7. Expected increase in employees due to the project: Anticipate 8 FT 40 PT

7. Estimate of total cost for the project: $1,000,000 – in process of engaging a General Contractor for estimates

If additional information is needed, please contact me at 312-604-3810 or via email at eberkshire@verrosberkshire.com

Sincerely,



Ellen G Berkshire

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 7B
ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7b 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 $1,000.00,* and supporting documentation must be filed as follows:
This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: RCG Prairie PM, LLC

Company: RCG Prairie PM, LLC Telephone: (847) 888-7410

Address: 3060 Peachtree Road, Ste 400

City: Atlanta State: GA Zip Code: 30305

Email Address: dough@gcfymca.org

Contact Person (if different than the Applicant)

Name: Ellen G Berkshire

Company: Verros Berkshire, PC Telephone: (312) 604-3810

Address: 1S660 Midwest Rd Suite 300

City: Oakbrook Terrace State: IL Zip Code: 60181

Email Address: eberkshire@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) 101 N Barrington Road

Permanent Real Estate Index Number: 07-19-105-013-0000

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: Schaumburg State: IL Zip Code: 60194

Township: Schaumburg Existing Class: 5-17

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 Golden Corridor Family YMCA

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? 6 Major Trades; 40 Workers

How many permanent full-time and part-time employees do you now employ in Cook County?
Full-time: 22 Part-time: 96

How many new permanent full-time jobs will be created by this proposed development? 8

How many new permanent part-time jobs will be created by this proposed development? 40

Nature of Development

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

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

[ ] 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): _____
Estimated date of construction completion: _____
Total redevelopment cost, excluding land: $ _____

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?

37,000 square feet vacant since Summer of 2024 (previous occupant was Signature Fitness Club) and 95,350 square feet vacated by @Home since Spring of 2025 (5/1/25)

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 of 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) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7b Application and that it finds Class 7b 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 that the area is "in need of commercial development", are satisfied.

In addition, a copy of the application must be submitted to the Cook County Bureau of Economic Development (BED) for their approval (for additional information contact BED at 312-603-1000.

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.

The property cannot receive Class 7B 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 the same to be true.

_____ _____

Signature Date

_____ _____

Print Name Title

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

Revised 12/30/2025

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBER 07-19-105-013-0000 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 parcel delineated by Property Index Number 07-19-105-013-0000 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 December 2025 study analysis from the consulting firm Gruen Gruen + Associates prepared specifically for above referenced PIN 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) Stagnant or declining Equalized Assessed Value (EAV) whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village finds the property within the Area 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 dilapidated and in a state of deterioration and that the property within the Area is in need of substantial rehabilitation; public infrastructure is insufficient, faulty or poorly maintained that it impairs site use or development; 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 falling or stagnant property tax value over a prolonged period demonstrates underinvestment and failure to attract and retain economic activity.

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBER 07-19-105-013-0000 AS A BLIGHTED AREA

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.

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE REDEVELOPMENT AND REUSE OF VACANT PROPERTY LOCATED AT 101 AND 141 BARRINGTON ROAD IN SCHAUMBURG

To

GOLDEN CORRIDOR FAMILY YMCA

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

December 2025

C1718

Gruen Gruen + Associates

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE REDEVELOPMENT AND REUSE OF VACANT PROPERTY LOCATED AT 101 AND 141 BARRINGTON ROAD IN SCHAUMBURG

To

GOLDEN CORRIDOR FAMILY YMCA

From

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December 2025

C1718

APPLYING KNOWLEDGE
CREATING RESULTS
ADDING VALUE

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ÍNTRODUCTION AND WORK COMPLETED

Gruen Gruen + Associates ("GG+A") has been asked to evaluate whether blight conditions apply to the vacant retail space in the Prairie Towne Center located at 101 and 141 Barrington Road in the village of Schaumburg. The vacant building space in the 263,727-square-foot Prairie Towne Center consists of approximately 132,350 square feet of space formerly occupied by At Home (which leased approximately 90,000 square feet of space in 2019 and closed in May 2025) and a 24 Hour Fitness (which is reported to have vacated in 2020 approximately 37,000 square feet of space leased in 2019).

Golden Corridor Family YMCA proposes to combine the two vacant units and adaptively reuse the vacant retail space for a YMCA facility including a swimming pool under a long-term lease.

To complete the evaluation, GG+A obtained property condition information from representatives of YMCA, market conditions perspective from a retail broker representing YMCA on the lease transaction as well as property and equalized assessed valuation data from the Cook County Assessor's Office. GG+A also obtained information from the YMCA about the effect not receiving the Class 7(a) tax incentive would have on being able to carry out its mission at the property.

PRIMARY CONCLUSIONS

The conclusion that the property is subject to blight and in need of redevelopment is supported by the following findings:

- Including other currently vacant units and the proposed YMCA space, over 54 percent of the space in the shopping center is vacant. This amount of vacancy is "excessive";
- The vacant building space is deteriorated, dilapidated, and requires improvements and repairs and modifications and relocation of existing systems and services to be suitable for occupancy by the YMCA;
- The property is physically and functionally obsolete; and
- The assessed value of the property has been stagnant and on a downward trend since 2020 and in its vacant condition would not generate as much property taxes compared to the property being re-occupied and generating foot-traffic for other tenancies in the center.

In addition, as another basis for the property being appropriately designated in need of redevelopment, but for the provision of the Class 7(a) tax incentive, it would not be financially feasible for the YMCA to redevelop and adaptively reuse the retail spaces as a contemporary YMCA facility. In the absence of the Class 7(a) tax incentive, the share of the YMCA budget allocated to property taxes would be too high and prevent the YMCA from offering the full program of services typically

associated with a YMCA. A central value of the YMCA is never to turn anyone away due to their inability to pay for YMCA services. Without the benefit of the Class 7(a) tax incentive, the full burden of property taxes would severely hamper the ability of YMCA to fulfil its mission, particularly for children and their families who cannot afford to participate in YMCA programs. Without the provision of a Class 7(a) tax incentive, the YMCA would be forced to limit the number of individuals the YMCA could serve. With the provision of the Class 7(a) tax incentive, YMCA would be able to use the property tax savings to provide financial assistance to those children and families unable to afford YMCA programs, The YMCA would be able to provide a full program of services to maximize community benefits. As a result, the negative effects of an excessive vacancy would also be eliminated, generating positive spillover for the other tenancies of the shopping center.[1]

BLIGHT CONDITION FINDINGS

The village of Schaumburg must designate the property/area as "blighted" and in need of redevelopment to meet Cook County Class 7(a) eligibility requirements. Consistent with the eligibility factors required to apply under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 through 11-74.4-11), GG+A concludes that the property is subject to blight and can be appropriately designated as a Redevelopment Project Area. This conclusion that the property is blighted and in need of redevelopment is based on findings that the following factors pertain to the property:

[1] The attraction of a YMCA also permits the landlord to avoid the continued carrying costs of vacant space, the deleterious effects of a lack of foot traffic on other tenants of the Prairie Towne Center because of the vacant space, and the likely significant capital costs of subdividing or otherwise changing the configuration of the spaces to accommodate tenants not prepared to occupy such a large amount of space.

The first eligibility factor that applies is a "Lagging" or "Declining" Assessed Value. Table 1 shows that the assessed value of the property has remained essentially stagnant and on a downward trend from 2020 through 2025.

TABLE 1: Assessed Value and Property Taxes Trend[1]

Tax Year	Assessed Value	Tax Rate	Property Taxes Billed
2020	$2,482,682	9.241%	$739,527
2021	$2,482,682	10.094%	$826,321
2022	$3,041,966	9.291%	$752,481
2023	$3,376,665	9.287%	$826,321
2024	$3,376,665	9.586%	$945,884
2025	$2,684,250	9.586%	$781,044
Change 2019-2024	$201,568		$41,517

[1]PIN: 07-19-105-013-0000

Sources: Cook County Treasurer; Cook County Assessor; Verros Berkshire; Gruen Gruen + Associates.

While the assessed value has increased from its low in 2020, it has increased over five years by only $201,600 or only about eight percent in total. The assessed value, which is lower in 2025 than in 2022 through 2024, is not reflective of the full potential of the property. The property taxes have increased by only approximately $41,500 but are lower than the property taxes billed in 2021, 2023, and 2024.

The second eligibility factor that applies is "Excessive Vacancies". The vacant building space in the 263,727-square-foot Prairie Towne Center which YMCA will occupy if a Class 7(a) tax incentive is granted consists of approximately 132,350 square feet of space formerly occupied by At Home (which leased approximately 90,000 square feet of space in 2019 and closed in May 2025) and a 24 Hour Fitness (which is reported to have vacated in 2020 approximately 37,000 square feet of space leased in 2019). Including other currently vacant units and the proposed YMCA space, over 54 percent of the space in the shopping center is vacant. By any measure, this amount of vacancy is "excessive".

The property has a history of prolonged vacancies. The building space for the YMCA previously sat empty for eight years since a Lowe's store closed in 2011 after operating for only five years until 2019 when At Home and 24 Hour Fitness leased the space.[2]

Tariff costs and inflation, reduced labor force growth, budget constrained consumers (other than the affluent), "right-sizing" retailers, and high financing costs could pressure existing centers like the Prairie Towne Center with mid-tier tenancies serving middle-income consumers. For the vacant space to be re-leased and re-occupied in the current economic environment could be time-consuming and require significant upfront capital expenditures. In the meantime, the vacant space results in no foot traffic for other tenants of the center and weakens the competitive appeal of the center to consumers.

A third eligibility factor that applies is "Dilapidation". The structure has elements of dilapidation and is not suitable without alterations and improvements for use of the vacant space by the YMCA. For example, according to a report by ECL dated September 8, 2025, the existing heating and air conditioning (HVAC) system and utilities piping must be augmented because the existing system is insufficient to meet the HVAC requirements of the YMCA: "The total load, based on the reuse of the space 510 tons on the final occupancy load. Additional RTU's/ DOAS units will need to be added, around 300 tons of cooling/heating/ventilation units, to meet the new requirements. The gas meter and piping will need to be increased to handle the additional heating load."[3]

In addition, the existing electrical system is inadequate to serve the YMCA use. The ECL report indicates that the "existing 1,200 amp service serving the existing At Home space will be upgrade(d) to 2,000 amps to handle the additional HVAC load."[4]

Similarly, plumbing system and facility enhancements are required including according to ECL the following: "The existing 2"cw line serving the existing space will be upgraded to a 3" line. …The new bathrooms and plumbing fixtures will reconnect to the existing sanitary mains. …Based on the new occupancy, the Illinois Plumbing Code will need two (2) additional water closets, one (1) additional urinal for the assembly area. The new rehab space will need two (2) water closets, two (2) lavatories and one (1) drinking fountain."[5].

[2] Schaumburg At Home 24 Hour Fitness Prairie Towne Center.
[3] ECL "Existing MEP/FP conditions", September 8, 2025, page 3.
[4] Id. at page 4.
[5] Id. at page 6.

According to a foundation and framing plan by Baker Barrios, certain columns will need to be reinforced and new columns and footings installed and beams installed to the roof to support the structure of the YMCA facility.

A fourth eligibility factor is "Obsolescence". According to the retail center database MallsDB.com, the Prairie Towne Center is approximately 44 years old. The physical obsolescence suggested by the need for building structural and systems improvements and modifications reflects the age of the property and the change in the use for a YMCA facility. To accommodate a new YMCA use, for example, will require exterior and interior alterations and enhancements including new interior configurations, and modifications and relocations of sprinkler, ceiling and lighting systems and new ADA compliant bathroom facilities.

A fifth eligibility factor that applies is "Deterioration". The vacant building space is also subject to deterioration. For example, the existing exterior façade needs to be rehabilitated with a contemporary design including signage to highlight the presence of the YMCA.

THE NEED FOR CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP TO ADAPTIVELY REUSE THE PROPERTY FOR A YMCA FACILITY TO FULLY MEET THE CORE MISSION OF YMCA

In addition, as another basis for the property being appropriately designated in need of redevelopment, but for the provision of the Class 7(a) tax incentive, it would not be financially feasible for the YMCA to redevelop and adaptively reuse the retail spaces as a contemporary YMCA facility. In the absence of the Class 7(a) tax incentive, the share of the YMCA budget allocated to property taxes would be too high and prevent the YMCA from offering the full program of services typically associated with a YMCA.

A central value of the YMCA is never to turn anyone away due to their inability to pay for YMCA services. Without the benefit of the Class 7(a) tax incentive, the full burden of property taxes would severely hamper the ability of YMCA to fulfil its mission, particularly for children and their families who cannot afford to participate in YMCA programs. Without the provision of a Class 7(a) tax incentive, the YMCA would be forced to limit the number of individuals the YMCA could serve. With the provision of the Class 7(a) tax incentive, YMCA would be able to use the property tax savings to provide financial assistance to those children and families unable to afford YMCA programs, The YMCA would be able to provide a full program of services to maximize community benefits. As a result, the negative effects of an excessive vacancy would also be eliminated, generating positive spillover for the other tenancies of the shopping center.

Gruen Gruen + Associates (GG+A) is a firm of economists, sociologists, and market, financial and fiscal analysts. Developers, public agencies, attorneys, and others involved in real estate asset management utilize GG+A research and consulting to make and implement investment, marketing, product, pricing and legal support decisions. The firm's staff has extensive experience and special training in the use of demographic analysis, survey research, econometrics, and financial analysis to describe and forecast markets for a wide variety of real estate projects, land uses, and economic activities.

Since its founding in 1970, GG+A has pioneered the integration of behavioral research and economic analysis to provide a sound foundation for successful land use policy and economic development actions. GG+A has also pioneered the use of economic, social and fiscal impact analysis. GG+A impact studies accurately and comprehensively portray the effects of public and private real estate developments, land use plans, regulations, annexations and assessments on the affected treasuries, taxpayers, consumers, other residents and property owners.

SAN FRANCISCO	CHICAGO	DENVER
(415) 433-7598	(847) 317-0634	(720) 583-2056

www.ggassoc.com

APPLYING KNOWLEDGE, CREATING RESULTS, ADDING VALUE

RESOLUTION NO. R-26 -

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 101 BARRINGTON ROAD, SCHAUMBURG, ILLINOIS (GOLDEN CORRIDOR FAMILY YMCA)

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 Golden Corridor Family YMCA to support and consent to the filing of an application for a Class 7B Tax Incentive for the property located at 101 Barrington Road, in Schaumburg, Illinois, part of Permanent Parcel No. 07-19-105-013-0000 (the "Property") with a legal description of:

> THAT PART OF LOTS 1, 2 AND 4 IN PRAIRIE TOWNE CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 (EXCEPT THAT PART TAKEN FOR ROAD PER CONDEMNATION CASE NUMBER 12L051276) BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 THENCE SOUTH 86°28'50" WEST ALONG THE SOUTH LINE OF SAID LOT 2, 397.25 FEET THENCE SOUTH 40°36'26" EAST 76.26 FEET THENCE SOUTH 86°28'50" WEST ALONG A SOUTHERLY LINE OF LOT 4 AFORESAID AND THE EASTERLY EXTENSION THEREOF, 300.50 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 4 (THE FOLLOWING 9 COURSES RUN ALONG THE WESTERLY LINES OF LOTS 4, 2 AND 1 IN SAID PRAIRIE TOWNE CENTER) THENCE NORTH 03°31'10" WEST 181.94 FEET THENCE SOUTH 86°28'50" WEST 207.19 FEET THENCE NORTH 00°10'51" WEST 99.77 FEET THENCE NORTH 86°28'50" EAST 201.38 FEET THENCE NORTH 03°31'10" WEST 251.29 FEET THENCE SOUTH 86°28'50" WEST 151.72 FEET THENCE SOUTH 03°31'10" EAST 22 FEET THENCE SOUTH 36°28'55" WEST 18.79 FEET
> THENCE SOUTH 89°49'09" WEST 25 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1 THENCE NORTH 00°10'51" WEST ALONG THE WEST LINE OF SAID LOT 1, 61.06 FEET THENCE NORTH 86°30'10" EAST 427.01 FEET THENCE NORTH 53°10'00" EAST 53.38 FEET THENCE NORTH 86°28'10" EAST 365.34 TO THE EAST LINE OF SAID LOT 1 AT A POINT THAT IS 112.24 FEET NORTH OF THE MOST
> EASTERLY SOUTHEAST CORNER OF SAID LOT 1, AS MEASURED ALONG SAID EAST LINE THENCE SOUTH 03°31'10" EAST ALONG THE EAST LINES OF LOTS 1 AND 2 IN SAID PRAIRIE TOWNE CENTER 527.24 FEET TO THE POINT OF BEGINNING IN SECTION 19 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHEREAS, the prospective tenant, Golden Corridor Family YMCA, intends to use the property for commercial purposes; and

WHEREAS, Golden Corridor Family YMCA 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 have been vacant and unused for greater than 12 continuous months prior to the application; and

RESOLUTION NO. R-26 -

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 101 BARRINGTON ROAD, SCHAUMBURG, ILLINOIS (GOLDEN CORRIDOR FAMILY YMCA)

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 incentive, the Village of Schaumburg is at a competitive disadvantage in attracting development; (ii) the Property is currently vacant and the extent and duration of the vacancy will persist and have an adverse influence on the area; (iii) the vacant building space is deteriorated, dilapidated, and requires improvements and repairs; (iv) the building is obsolete and contains characteristics that are no longer suitable for their original use to due age, market conditions, and other factors; and (v) the erosion of the tax base of the Village and other taxing districts by the loss of retail 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 Golden Corridor Family YMCA in receiving the Class 7B Tax Incentive for the Subject Property, provided the Village receives certain assurances from Golden Corridor Family YMCA relating thereto, given that the continued operation of Golden Corridor Family YMCA'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, Golden Corridor Family YMCA will have a minimum of forty-eight (48) permanent employees by December 31, 2027 that is located on the Subject Property (the "Facility") and is to be maintained for the term of the 7B Incentive; and

WHEREAS, Golden Corridor Family YMCA will invest a minimum of one million dollars ($1,000,000.00) in additional capital improvements to the Facility by December 31, 2027; and

WHEREAS, Golden Corridor Family YMCA 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 7B Tax Incentive; and

WHEREAS, Golden Corridor Family YMCA, 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 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 Golden Corridor Family YMCA 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 Golden Corridor Family YMCA does not comply with the terms of the Development Agreement, the Village may require that Golden Corridor Family YMCA 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 Golden Corridor Family YMCA 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.

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 GOLDEN CORRIDOR FAMILY YMCA
FOR THE APPROVAL OF A COOK COUNTY CLASS 7B REAL ESTATE TAX
CLASSIFICATION FOR 101 BARRINGTON ROAD, 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 GOLDEN CORRIDOR FAMILY YMCA, an Illinois not-for-profit organization (the "Applicant").

RECITALS

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

B. Golden Corridor Family YMCA is an Illinois not-for-profit organization, and the tenant of the following-described property:

> THAT PART OF LOTS 1, 2 AND 4 IN PRAIRIE TOWNE CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 (EXCEPT THAT PART TAKEN FOR ROAD PER CONDEMNATION CASE NUMBER 12L051276) BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 THENCE SOUTH 86°28'50" WEST ALONG THE SOUTH LINE OF SAID LOT 2, 397.25 FEET THENCE SOUTH 40°36'26" EAST 76.26 FEET THENCE SOUTH 86°28'50" WEST ALONG A SOUTHERLY LINE OF LOT 4 AFORESAID AND THE EASTERLY EXTENSION THEREOF, 300.50 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 4 (THE FOLLOWING 9 COURSES RUN ALONG THE WESTERLY LINES OF LOTS 4, 2 AND 1 IN SAID PRAIRIE TOWNE CENTER) THENCE NORTH 03°31'10" WEST 181.94 FEET THENCE SOUTH 86°28'50" WEST 207.19 FEET THENCE NORTH 00°10'51" WEST 99.77 FEET THENCE NORTH 86°28'50" EAST 201.38 FEET THENCE NORTH 03°31'10" WEST 251.29 FEET THENCE SOUTH 86°28'50" WEST 151.72 FEET THENCE SOUTH 03°31'10" EAST 22 FEET THENCE SOUTH 36°28'55" WEST 18.79 FEET
> THENCE SOUTH 89°49'09" WEST 25 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1 THENCE NORTH 00°10'51" WEST ALONG THE WEST LINE OF SAID LOT 1, 61.06 FEET THENCE NORTH 86°30'10" EAST 427.01 FEET THENCE NORTH 53°10'00" EAST 53.38 FEET THENCE NORTH 86°28'10" EAST 365.34 TO THE EAST LINE OF SAID LOT 1 AT A POINT THAT IS 112.24 FEET NORTH OF THE MOST
> EASTERLY SOUTHEAST CORNER OF SAID LOT 1, AS MEASURED ALONG SAID EAST LINE THENCE SOUTH 03°31'10" EAST ALONG THE EAST LINES OF LOTS 1 AND 2 IN SAID PRAIRIE TOWNE CENTER 527.24 FEET TO THE POINT OF BEGINNING IN SECTION 19 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Number(s): 07-19-105-013-0000

Common Address: 101 Barrington Road, Schaumburg, Illinois 60194;
(the "Subject Property").

C. Golden Corridor Family YMCA intends to become the occupant of the Subject Property and intends to combine two vacant units and adaptively reuse the vacant retail space for a YMCA facility including a swimming pool under a long-term lease.

D. Golden Corridor Family YMCA 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 Golden Corridor Family YMCA in obtaining the approval of the Class 7B Incentive, provided the Village receives certain assurances from Golden Corridor Family YMCA relating thereto, given that the continued operation of businesses located within 101-104 Barrington Road 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 Golden Corridor Family YMCA and the Village, Golden Corridor Family YMCA 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. Golden Corridor Family YMCA will commence construction on the 132,350 square-foot building by June 1, 2026. They will complete construction on this building by June 1, 2027. They will occupy the building and operations will begin by December 31, 2027. Golden Corridor Family YMCA will hire a minimum of 48 permanent employees by December 31, 2027, at the YMCA that is located on the Subject Property (the "Facility"); and is to be maintained for the term of the 7B Incentive.

Section 3. Golden Corridor Family YMCA 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, 2027.

Section 4. Golden Corridor Family YMCA 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 7B Incentive.

Section 5. Golden Corridor Family YMCA 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 Golden Corridor Family YMCA 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. Golden Corridor Family YMCA 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 Golden Corridor Family YMCA 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 7A Incentive will be terminated if Golden Corridor Family YMCA 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, Golden Corridor Family YMCA 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 Golden Corridor Family YMCA 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

By: _____

Tom Dailly, Village President

Attest: _____

Date: _____

GOLDEN CORRIDOR FAMILY YMCA

By: _____

Golden Corridor Family YMCA

Attest: _____

Date: _____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Granting a Special Use for a Type "A" Restaurant and Parking Variation for Ahaar Restaurant (25 S. Roselle Road - Z2511-03) [first reading – motion to waive first reading].
02/24/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Z2511-03 Ahaar Restaurant ORD Final.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A TYPE "A" RESTAURANT AND PARKING VARIATION FOR AHAAR RESTAURANT (25 S. ROSELLE ROAD)

CASE NO. Z2511-03

ADOPTED: FEBRUARY 24, 2026

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

FEBRUARY 25, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A TYPE "A" RESTAURANT AND PARKING VARIATION FOR AHAAR RESTAURANT (25 S. ROSELLE ROAD)

CASE NO. Z2511-03

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on February 11, 2026 and has recommended a Special Use for a Type "A" Restaurant and Parking Variation for Ahaar Restaurant located at 25 S. Roselle Road, Case No. Z2511-03;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for a Type "A" Restaurant and Parking Variation for Ahaar Restaurant located at 25 S. Roselle Road, Case No. Z2511-03 is desirable to provide a service or a facility, which is in the interest of public convenience, and is in the best interest of the Village.

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

SECTION ONE: That said Special Use for a Type "A" Restaurant and Parking Variation described as follows:

- Special Use for a Standalone Type "A" Restaurant [Title 15, Chapter 154, Section 154.90.04(A)(1) of the Zoning Ordinance]
- Parking Variation to Reduce the Required Parking from 57 to 26 spaces [Title 15, Chapter 154, Section 154.123 of the Zoning Ordinance]

for Ahaar Restaurant located at 25 S. Roselle Road, Case No. Z2511-03 be and is hereby granted on the property legally described as:

> LOT 8 IN BLOCK 3 IN SCHAUMBURG, BEING HENRY QUINDEL'S SUBDIVISION, IN PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with the following conditions:

1. The proposed Ahaar Restaurant shall remain in substantial conformance with the adopted business narrative.
2. Prior to the issuance of an Occupancy Permit the petitioner shall make good faith effort to enter into the Olde Schaumburg Centre, Parking Lot Owner's Agreement for the use of the shared parking lots to the greatest extent possible.
3. Prior to the issuance of a Building Permit the proposed Parking Agreement with 33 S. Roselle Road for the restaurant's use of 25 off-site parking spaces shall be augmented with the following recommended changes, or as mutually agreed upon with village staff:
    a. Extend the auto-renew lease from 1-year to a 3-year term.
    b. Extend the notice for termination from 30 days to 180 days.
    c. Require that the Village of Schaumburg be notified of any termination request at the same time as either party.
    d. Require that the agreement be recorded against both properties.

4. If excessive or illegal parking issues consistently arise on adjacent residential and/or shared municipal parking lots as a result of the lack of onsite parking, then at the discretion of the Village, an acceptable valet parking plan shall be developed and approved for the site, which alleviates this issue.
5. If the off-site Parking Agreement with 33 S. Roselle Road is terminated without a suitable parking alternative being established to fulfill the parking deficit, the village may choose to revoke or suspend the petitioner's Special Use Approval.
6. Prior to the issuance of a permit, the Traffic Agreement and Trespass Agreement forms shall be fully executed, including the property owner's signature. The owner's signature is required for these agreements to be considered complete and to satisfy applicable code requirement, including Section 154.121(K).
7. A Land Development Permit is required prior to commencing any site work, and prior to receiving any Building Permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved engineer's opinion of probable cost estimate, which includes any landscaping and site lighting.
8. An IEPA Water Supply Permit will be required for the on-site watermain. Submit a draft copy of the application with the Land Development Permit submittal.
9. A permit from Cook County Department of Transportation and Highways is required for work in Roselle Road.
10. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department for review and approval illustrating the following:
    a. Add a valve vault to the proposed water service. Provide standard village detail for valve vault to plans.
    b. Provide a cut-in "T" connection as required; a pressure connection will not be allowed.
    c. Add a note on plans: "All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). Contractor shall contact EPW a minimum of 48 hours prior to scheduled shutdown of private water system, so a representative from EPW can witness the shutdown and the associated work."
    d. Show in notes/callout on plans that water line is to be directional bored.
    e. Add to note No. 24: "Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m^2 of pipe surface area."
    f. Add to note 24: "Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5."
    g. The drive aisle located south of the building shall be designated as a fire lane. The curb shall be painted yellow and signage shall be provided.
    h. Correct the address on the plans to read "25 S. Roselle Road".
    i. Omit references to residential specifications on the plans.

11. Prior to issuance of Occupancy Permit, any damaged or missing plantings as a result of construction or otherwise shall be replaced, weather permitting. The approved Landscape Plan for the property has been provided for the petitioner's reference.
12. A Building Permit, in accordance with the current regulations and requirements of the village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village Board, commission or official, shall become null and void if no building permit is issued within the one year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one year upon the written request of the owner of the subject property or their authorized agent.
13. Prior to the issuance of Building Permit, the petitioner shall submit a revised copy of the Architectural Plans to the Community Development Department for review and approval illustrating the following:
    a. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg.
    b. Update the occupancy calculations. Occupant loads must be rounded up to the next whole number; rounding down is not permitted.
    c. The north service ramp is non-compliant. Provide 60" x 60" landings at top and bottom. Maximum slope of 1:8 (non-accessible service ramp) with a minimum 48" wide ramp. Handrails are not required.
    d. The east egress ramp is non-compliant. Provide 60" x 60" landings at top and bottom. The maximum slope may be 1:12. Handrails are required on both sides (slope exceeds 1:20) with a minimum of 48" clear width measured between handrails.
    e. The existing metal railing shall be replaced or retrofitted to match proposed railing which is more period correct and aesthetically pleasing.
    f. The proposed wall sconces and lighting are not historically correct. Provide lighting which meets the intent of the OSC Design Guidelines.
    g. The two proposed paint colors are acceptable, but their application shall be modified to provide a more cohesive overall color scheme that carries the lighter toned "Weston Flax" color around to all sides of the building via the parapet/cornice and/or a weight line under the windows around the building's base to help break-up the overwhelming and predominant "Hale Navy" color.
    h. The proposed metal and glass canopy over the front entry does not appear to be historically correct and should be omitted or modified to match other features on existing building.
    i. New doors shall appear period correct and resemble wood construction with raised panels or similar details which are more period correct and aesthetically pleasing.
    j. Shift the Fire Department connection to a location that is not blocked by the exterior stairs/railing.
14. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A TYPE "A" RESTAURANT AND PARKING VARIATION FOR AHAAR RESTAURANT (25 S. ROSELLE ROAD)

CASE NO. Z2511-03

15. All refuse and recycling bins must be stored in an adequately sized dumpster enclosure.
16. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:
    a. Architectural Plans; Sheets 1-17, prepared by Pro-Plan Architects, PC, dated January 12, 2026, received by the Community Development Department on January 27, 2026.
    b. Engineering Plans; Sheets 1-8; prepared by Engineering Resource Associates; dated January 12, 2026, received by the Community Development Department on January 27, 2026.
    c. Interior Renderings; Sheets 1-10, prepared by Ideation Studio; dated October 15, 2025, received by the Community Development Department on January 27, 2026.
    d. Design Concept; Sheet 1 of 1, prepared by Ideation Studio; dated October 15, 2025, received by the Community Development Department on January 27, 2026.
    e. ALTA Survey, Sheet 1 of 1, prepared by Doland Engineering, dated December 10, 2020, received by the Community Development Department on January 12, 2026.
    f. Project Narrative; Sheets 1-2, prepared by Sandeep Kumar, received by the Community Development Department on January 27, 2026.
    g. Restaurant Menu; Sheets 1-2, prepared by Sandeep Kumar, received by the Community Development Department on January 27, 2026.
    h. Parking Lot Lease Agreement; Sheets 1-4, prepared by Sandeep Kumar, received by the Community Development Department on January 27, 2026.

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

AYES:

NAYS:

ABSENT:

ADOPTED this 24th day of February, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance of the Village of Schaumburg, Cook and DuPage Counties, Illinois, to Set a Date for and to Approve a Public Notice of a Public Hearing for Amendment No. 1 to the North Schaumburg Redevelopment Area [first reading - motion to waive first reading].
02/24/26
Village Board

Presenter: Liz Dechant
Lead Department: Economic Development

Executive Summary:

The Village of Schaumburg established the North Schaumburg Tax Increment Financing (TIF) District in 2014 to encourage reinvestment, strengthen the tax base, and stimulate redevelopment in underutilized areas. In 2025, the Village engaged SB Friedman to prepare Amendment No. 1 to the Redevelopment Plan and evaluate three adjoining parcels—Amendment Areas 1, 2, and 3—for inclusion in the existing district. The proposed Amended Project Area would expand from 1,086 to approximately 1,122 acres.

SB Friedman's analysis found that each new area qualifies as "blighted vacant land" under state statute due to factors including lack of growth in equalized assessed value, obsolete platting, chronic flooding, and diversity of ownership. The amendment updates the 2014 Redevelopment Plan to reflect current conditions and boundaries, includes new maps and definitions, and adds the Plum Grove Woodlands Sanitary District as a taxing jurisdiction.

The TIF budget has been updated to 2025 dollars, increasing total estimated redevelopment costs to $1.176 billion and projecting a 2037 equalized assessed value of approximately $1.152 billion, up from $1.110 billion. Eligible project costs continue to include property assembly, site preparation, infrastructure, flood mitigation, and related redevelopment expenses.

Staff recommends proceeding with the statutory steps required to amend the district, beginning with approval of an ordinance setting a public hearing for April 14, 2026, at 7:00 p.m.

Recommended Action:

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve an Ordinance setting the time and place of the required public hearing for the proposed Amended North Schaumburg Project Area.

ATTACHMENTS:
- North Schaumburg TIF - Ordinance public notice of a public hearing 2.26.pdf
- Amendment Memo 2.17.26.pdf
- North Schaumburg TIF Amendment No 1- FINAL - 2026-02-10.pdf

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE OF THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, TO SET A DATE FOR AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING FOR AMENDMENT NO. 1 TO THE NORTH SCHAUMBURG REDEVELOPMENT PROJECT AREA

ADOPTED: FEBRUARY 24, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON FEBRUARY 24, 2026

WHEREAS, the Village of Schaumburg, Cook and DuPage Counties, Illinois (the "*Village*"), is a duly organized and validly existing home rule municipality created in accordance with Article VII, Section 7 of the Constitution of the State of Illinois of 1970; and,

WHEREAS, the Village adopted the North Schaumburg Redevelopment Plan and Project and designated the North Schaumburg Redevelopment Project Area ("North Schaumburg RPA" or the "Project Area") as a tax increment financing district in 2014 pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in order to promote comprehensive, planned development, strengthen the local economy and tax base, eliminate physical and economic obsolescence, increase commercial activity and residential options, and create employment opportunities for Village residents; and,

WHEREAS, in September 2025, the Village engaged SB Friedman Development Advisors, LLC ("SB Friedman") to (i) conduct eligibility studies for three separate amendment areas ("Amendment Area 1," "Amendment Area 2," and "Amendment Area 3," collectively the "Amendment Areas") that adjoin the existing North Schaumburg RPA and (ii) prepare proposed Amendment No. 1 to the North Schaumburg Redevelopment Plan and Project (the "Amended Redevelopment Plan"); and,

WHEREAS, SB Friedman's eligibility study concludes that each of the Amendment Areas qualifies as "blighted" vacant land under the Act based on a combination of factors including lack of growth in equalized assessed value ("EAV"), obsolete platting, diversity of ownership (in Amendment Area 3), and, for Amendment Area 2, chronic flooding and contribution to flooding in the Salt Creek watershed; and,

WHEREAS, Amendment Area 1 consists of one parcel of approximately 6 acres east of North Roselle Road and south of East Central Road; Amendment Area 2 consists of six parcels totaling approximately 29 acres west of Meacham Road and approximately 0.25 miles north of East Algonquin Road; and Amendment Area 3 consists of two parcels totaling approximately 1 acre at the intersection of South Thorntree Lane and East Algonquin Road; and,

WHEREAS, upon inclusion of the Amendment Areas, the "Amended Project Area" will comprise the original North Schaumburg RPA plus the Amendment Areas and contain approximately 1,122 acres; and,

WHEREAS, SB Friedman has also prepared recommended revisions to the original 2014 Redevelopment Plan, including an updated future land use plan (Figure 3), updated estimates of EAV and tax increment, an expanded list of eligible redevelopment project costs totaling $1,175,700,000 in 2025 dollars, and the addition of the Plum Grove Woodlands Sanitary District as an overlapping taxing district within the Amended Project Area; and,

WHEREAS, the President and Board of Trustees of the Village (the "Corporate Authorities") now desire to proceed under the Act with consideration of Amendment No. 1 to the North Schaumburg Redevelopment Plan and Project and the designation of the Amended Project Area, and to set a date for and approve the form of public notice of the required public hearing;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Schaumburg, Cook and DuPage Counties, Illinois, as follows:

SECTION ONE: It is necessary and in the best interests of the Village that a public hearing be held prior to the adoption by the Board of Trustees of an ordinance or ordinances (i) approving Amendment No. 1 to the North Schaumburg Redevelopment Plan and Project (the "Amended Redevelopment Plan") and (ii) approving the designation of the Amended North Schaumburg Redevelopment Project Area (the "Amended Project Area") and the continued use of tax increment financing pursuant to the Act. Accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the Act.

SECTION TWO: It is hereby determined that a public hearing (the "Hearing") on the proposed Amended Redevelopment Plan for the proposed Amended Project Area, as legally described in Exhibit A attached hereto and made a part hereof, shall be held by the Board of Trustees on the 14th day of April, 2026, at 7:00 p.m., in the Municipal Center, 1000 E. Woodfield Road, Schaumburg, Illinois. [Hearing date may be adjusted by staff prior to adoption to conform with actual schedule.]

SECTION THREE: Notice of the Hearing be, and is hereby, authorized to be given by publication and mailing; said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in the Daily Herald newspaper, being a newspaper of general circulation within the taxing districts in the proposed Amended Project Area, and said notice by mailing to be given by depositing such notice in the United States mail by certified 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 Amended Project Area, not less than ten (10) days prior to the date set for the Hearing; provided, however, that in the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owners of such property, all as required by the Act.

SECTION FOUR: Notice of the Hearing be, and the same is hereby, directed to be in substantially the following form:

NOTICE OF PUBLIC HEARING

VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, PROPOSED APPROVAL OF THE NORTH SCHAUMBURG REDEVELOPMENT PROJECT AREA

Notice is hereby given that on the 14th day of April 2026, at 7:00 p.m., at the Municipal Center, 1000 E. Woodfield Road, Schaumburg, Illinois, a public hearing (the "*Hearing*") will be held to consider the approval of Amendment No. 1 to the Tax Increment Financing Redevelopment Plan and Project (the "Amended Redevelopment Plan") for, and the

designation of, the Amended North Schaumburg Redevelopment Project Area (the "Amended Project Area") legally described as follows:

THAT PART OF SECTIONS 33, 34 AND 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO PART OF FRACTIONAL SECTIONS 1, 2 AND 3, AND PART OF SECTIONS 10, 11 AND 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, AND ALONG THE WEST LINE OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24449403, AND ALONG THE WEST LINE OF NATION PIZZA PRODUCTS CONSOLIDATION, RECORDED AS DOCUMENT 0526545054, AND ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF QUENTIN ROAD; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, TO THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 IN LAKEWOODS/KINDERCARE SUBDIVISION, RECORDED AS DOCUMENT 97958534; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1, 230 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1, SAID CORNER BEING ON THE SOUTHERLY LINE OF LOT 1 IN LAKES OF SCHAUMBURG UNIT 1, RECORDED AS DOCUMENT 88109929; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF LAKES OF SCHAUMBURG UNIT 2, RECORDED AS DOCUMENT 88479427, AND ALONG THE SOUTHEASTERLY EXTENSION OF SAID SOUTHERLY LINE, TO THE EASTERLY LINE OF PLUM GROVE ROAD; THENCE SOUTHERLY ALONG THE SAID EASTERLY LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 0436518076; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID LAND DESCRIBED IN TRUSTEE'S DEED, 677.72 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND TO THE SOUTHEAST CORNER OF LAND CONVEYED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 2515327004; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LAND 500 FEET MORE OR LESS TO A BEND POINT IN SAID EASTERLY LINE, SAID POINT BEING ON THE

NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 42, RANGE 10, AND 1575.4 FEET MORE OR LESS EAST OF THE CENTER OF SECTION 34; THENCE WESTERLY ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER, 152.71 FEET TO A BEND POINT; THENCE NORTHERLY 1078.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 IN DRABANT'S RESUBDIVISION, RECORDED AS DOCUMENT NUMBER T1771964; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1 IN WESTERBERG'S WOODLANDS SUBDIVISION, RECORDED AS DOCUMENT 17586213; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTH RIGHT OF WAY LINE OF SUE LANE; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SUE LANE TO A BEND POINT ON THE WESTERLY LINE OF LOT 5 IN OAKSBURY CENTER SUBDIVISION, RECORDED AS DOCUMENT 23624265; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID OAKSBURY CENTER SUBDIVISION 198 FEET MORE OR LESS TO A BEND POINT ON THE WESTERLY LINE OF LOT 4; THENCE CONTINUING SOUTHWESTERLY ALONG THE WEST LINE OF SAID OAKSBURY CENTER SUBDIVISION TO THE NORTHWEST CORNER OF LOT 4 IN OAK VALLEY ESTATES SUBDIVISION, RECORDED AS DOCUMENT NUMBER 25862308; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF LOTS 5 AND 6 IN SAID OAK VALLEY ESTATES SUBDIVISION TO THE SOUTHWEST CORNER OF SAID OAK VALLEY ESTATES SUBDIVISION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID OAK VALLEY ESTATES SUBDIVISION TO THE EAST RIGHT OF WAY LINE OF MEACHAM ROAD; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF MEACHAM ROAD TO THE SOUTHWEST CORNER OF LOT 37 IN PLUM GROVE WOODLANDS, RECORDED AS DOCUMENT T1007212, SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF BRIARWOOD LANE; THENCE SOUTH 266 FEET MORE OR LESS TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LAND CONVEYED BY QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 1908657124; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE, 164 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LAND CONVEYED; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND CONVEYED, 99 FEET TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE EAST ALONG THE SOUTH LINE OF SAID LAND CONVEYED 64 FEET MORE OR LESS TO THE WEST LINE OF MEACHAM ROAD; THENCE EASTERLY 100 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 1 IN THE SHOPPES AT PRIME VILLAGE CONSOLIDATION, RECORDED AS DOCUMENT NUMBER 0713415145; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 724.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE, 400.13 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION OF SAID NORTHERLY LINE, 290.94 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF THORNTREE LANE; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY

LINE OF THORNTREE LANE 494.90 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD AND THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE WESTERLY LINE OF ARBOR DRIVE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ARBOR DRIVE 645 FEET MORE OR LESS TO THE NORTHERLY LINE OF ARBOR DRIVE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF ARBOR DRIVE TO AN ANGLE POINT, SAID POINT BEING THE WEST LINE OF ARBOR DRIVE AND THE EAST LINE OF LAND CONVEYED BY SPECIAL WARRANTY DEED 2303046230; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ARBOR DRIVE, AND ALONG THE SOUTHERLY EXTENSION OF SAID WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY PER DOCUMENT 17512975, SAID SOUTHERLY LINE BEING 391.2 FEET MORE OR LESS SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF ARBOR DRIVE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE 882.87 FEET MORE OR LESS TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, 25 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, 1596.75 FEET TO THE NORTHWEST CORNER OF LOT 1 IN WINDY POINT OF SCHAUMBURG, RECORDED AS DOCUMENT 99137488; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 17361617; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED, A DISTANCE OF 2461.57 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, A DISTANCE OF 1207.84 FEET MORE OR LESS TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF LOT 18 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, RECORDED AS DOCUMENT NUMBER LR3406407; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 12.61 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 118.41 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 113.51 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE WESTERLY ALONG SAID NORTHWESTERLY LINE, 10.00 FEET TO THE WEST LINE OF SAID LOT 18, ALSO BEING THE EAST LINE OF PLUM GROVE ROAD; THENCE SOUTH ALONG SAID EAST LINE OF PLUM GROVE ROAD, 1044.76 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 12 IN WOODFIELD

BUSINESS CENTER III, RECORDED AS DOCUMENT 97768945; THENCE SOUTHWESTERLY ALONG SAID EASTERLY EXTENSION, AND ALONG SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINE OF LOT 7 IN SAID WOODFIELD BUSINESS CENTER III AND ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINES OF LOT 10 AND LOT 9 IN SAID WOODFIELD BUSINESS CENTER III, A DISTANCE OF 2305.5 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 465.44 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 331.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 401.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER BEING THE SOUTHEAST CORNER OF LOT 102 IN WOODFIELD BUSINESS CENTER TWO – EAST PHASE I, RECORDED AS DOCUMENT 26501313; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 102, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 553.87 FEET, AN ARC LENGTH OF 242.27 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 32.29 FEET TO THE SOUTHEAST CORNER OF LOT 100 IN SAID WOODFIELD BUSINESS CENTER TWO – EAST PHASE I; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 100, A DISTANCE OF 237.15 FEET TO A POINT OF CURVATURE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE LAST DESCRIBED COURSE, 96 FEET MORE OR LESS TO THE NORTHERLY LINE OF COMMERCE DRIVE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN WOODFIELD BUSINESS CENTER TWO – EAST PHASE 3, RECORDED AS DOCUMENT 87517101; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 374.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER BEING ON THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, TO THE WESTERLY LINE OF ROSELLE ROAD; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE VILLAGE OF SCHAUMBURG, SAID POINT BEING 743 FEET MORE OR LESS NORTH OF THE CENTERLINE OF CENTRAL ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 289.77 FEET MORE OR LESS TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 299.46 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 238.64 FEET TO AN ANGLE POINT; THENCE NORTHEASTERLY ALONG SAID NORTH LINE 497.61 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 430.64 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 442.73 FEET TO AN ANGLE POINT, THENCE EASTERLY ALONG SAID NORTH LINE 129.89 FEET TO AN

ANGLE POINT, SAID POINT ALSO BEING THE WEST LINE OF VACATED CENTRAL ROAD PER DOCUMENT 26597951; THENCE SOUTHERLY ALONG SAID NORTH LINE 201.48 FEET TO THE SOUTHWEST CORNER OF THE METROPOLITAN SANITARY DISTRICT PARCEL PER DOCUMENT 26075403; THENCE EASTERLY 1220.00 FEET TO AN ANGLE POINT; THENCE SOUTH ALONG SAID WESTERLY LINE, 1334.40 FEET TO THE NORTHERLY LINE OF THE NORTHWEST TOLLWAY; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 530 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 12 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 807.41 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE EASTERLY ALONG SAID WESTERLY LINE, 381.55 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF LOT 1 IN NARCO SCHAUMBURG CENTER FOR INDUSTRY SUBDIVISION NO. 1, RECORDED AS DOCUMENT NUMBER 23971146, AND ALONG THE WESTERLY LINE OF LOT 10 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730, A DISTANCE OF 841.73 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID LOT 10; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 264 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, SAID NORTHWEST CORNER BEING ON THE SOUTHERLY LINE OF LOT 3 IN LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 420.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD, EASTERLY OF THE EAST RIGHT OF WAY LINE OF MEACHAM ROAD, NORTHERLY OF THE SOUTHERN RIGHT OF WAY LINE OF CENTRAL ROAD, AND WESTERLY OF A LINE DRAWN FROM THE WEST RIGHT OF WAY LINE OF THOREAU DRIVE TO THE EAST RIGHT OF WAY LINE OF THORNTREE LANE.

ALL IN COOK COUNTY, ILLINOIS

In 2014, the Village of Schaumburg (the "Village") established the North Schaumburg Redevelopment Project Area ("North Schaumburg RPA") as a tax increment financing district to promote comprehensive, planned development; strengthen the economy and real estate tax base; eliminate physical and economic deterioration and obsolescence; increase commercial activity and residential options; and create employment opportunities for Village residents.

The proposed Amended Project Area consists of the existing North Schaumburg RPA plus three adjoining amendment areas and contains approximately 1,122 acres in the northern portion of the Village. The Amendment Areas total approximately 36 acres and are generally described as: (i) Amendment Area 1 – one parcel of approximately 6 acres east of North Roselle Road and south of East Central Road; (ii) Amendment Area 2 – six parcels containing approximately 29 acres west of Meacham Road and approximately 0.25 miles north of East Algonquin Road; and (iii) Amendment Area 3 – two parcels containing approximately 1 acre at the intersection of South Thorntree Lane and East Algonquin Road.

The Amended Redevelopment Plan proposes, among other things, to:

- Confirm that the improved portions of the existing North Schaumburg RPA continue to qualify as a "conservation area" under the Act and that the Amendment Areas qualify as "blighted" vacant land based on factors including lack of growth in equalized assessed value, obsolete platting, diversity of ownership (in Amendment Area 3), and, in the case of Amendment Area 2, chronic flooding and contribution to flooding within the Salt Creek watershed;
- Update the future land use plan for the Amended Project Area to reflect the Village's objectives for continued commercial, mixed-use, and related development consistent with the North Schaumburg Plan and the Village's Comprehensive Plan;
- Update estimates of anticipated equalized assessed value, including a projected EAV for the Amended Project Area of approximately $1,151,500,000 in tax year 2037; and
- Establish an updated budget for eligible redevelopment project costs in the amount of $1,175,700,000 (in 2025 dollars), including but not limited to property assembly and site preparation, planning and professional services, streetscape and infrastructure improvements (including stormwater and floodplain mitigation), environmental remediation, development financing costs, and relocation assistance, all as authorized under the Act.

Redevelopment Plan and Project, as proposed to be amended, are on file and available for public inspection at the Village of Schaumburg, Municipal Center, 1000 E. Woodfield Road, Schaumburg, Illinois, during regular office hours. Under the Amended Redevelopment Plan, the Village proposes to facilitate redevelopment within the Amended Project Area by incurring or reimbursing eligible redevelopment project costs as permitted by the Act, including, but not limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, rehabilitation and repair of buildings and fixtures, and financing and interest costs.

Prior to the date of the Hearing, each taxing district having taxable property in the proposed Amended Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the President of the Village of Schaumburg, Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois 60193.

At the Hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Amended Redevelopment Plan, designation of the Amended Project Area, and the continued use of tax increment allocation financing therefor.

The Hearing may be adjourned by the Mayor and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

By order of the Mayor and Board of Trustees of the Village of Schaumburg this 24th day of February, 2026.

/s/ Jane Lentino, Village Clerk

SECTION FIVE: Not less than forty-five (45) days prior to the date set for the Hearing, notice is hereby directed to be given by mail, as hereinabove provided, to all taxing districts of which taxable property is included in the proposed Amended Project Area and to the Illinois Department of Commerce and Economic Opportunity (the "DCEO"), and such notice shall also include an invitation to each taxing district and the DCEO to submit written comments to the Village, in care of the President of the Village of Schaumburg, Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois 60193, concerning the subject matter of the Hearing prior to the date of the Hearing.

SECTION SIX: It is hereby ordered that a Joint Review Board (the "Board") shall be convened at least fourteen (14) but not more than twenty-eight (28) days following the notice to be given to all taxing districts as provided in Section Five hereof, to consider the proposed Amended Redevelopment Plan for the proposed Amended Project Area. The Board shall consist of a representative selected by each affected taxing district (including, without limitation, community college district, local elementary school district, high school district, park district, library district, township, county, and the Village) and a public member to be selected by a majority of the other Board members, and shall act in accordance with the applicable provisions of the Act.

SECTION SEVEN: The document entitled "Tax Increment Financing Redevelopment Plan & Project – North Schaumburg Redevelopment Project Area, Amendment No. 1," prepared by SB Friedman Development Advisors, LLC, constituting a separate report that provides in reasonable detail the basis for the eligibility of the Amended Project Area and the proposed redevelopment program and budget, will be available for inspection and review commencing the 10th day of February, 2026, at the Village of Schaumburg, Municipal Center, 1000 E. Woodfield Road, Schaumburg, Illinois, during regular office hours.

SECTION EIGHT: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

AYES:

NAYS:

ABSENT:

ADOPTED _____

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Liz Dechant, Assistant Director of Economic Development

RE: Recommendation to Proceed with Amendments to North Schaumburg Redevelopment Project Area – TIF Amendment No. 1

DATE: February 17, 2026

Introduction

The Village of Schaumburg established the North Schaumburg Redevelopment Project Area (RPA) as a tax increment financing district known as the North Schaumburg TIF in 2014 with the objectives from the North Schaumburg Plan to promote reinvestment, strengthen the tax base, eliminate deterioration and obsolescence, increase commercial activity and housing options, and create employment opportunities. In September 2025, the Village engaged SB Friedman to prepare Amendment No. 1 to the North Schaumburg Redevelopment Plan and Project and to conduct eligibility studies for three adjoining areas, Amendment Areas 1, 2, and 3, for potential inclusion in the existing RPA. Collectively, the existing RPA totaling 1,086 acres, and the three Amendment Areas totaling 36 acres are referred to as the Amended Project Area, which totals approximately 1,122 acres.

The overall goal of the Amended North Schaumburg Redevelopment Plan is to reduce or eliminate the conditions that qualify the Amendment Areas as blighted vacant land, while continuing to support redevelopment objectives in the original RPA. Redevelopment is intended to promote reinvestment in underutilized sites, improve infrastructure and stormwater management particularly in flood-impacted areas, support compatible commercial and mixed-use development, and enhance the Village's tax base and employment opportunities.

Discussion

Staff have been working with SB Friedman to assess whether Amendment Areas 1, 2, and 3 (Exhibit A) qualify for inclusion in the existing North Schaumburg RPA and to update the 2014 Redevelopment Plan. The attached draft report, "North Schaumburg Redevelopment Project Area Tax Increment Financing District – Amendment No. 1," concludes that each Amendment Area is eligible to be designated as a "blighted area" for vacant land under the Illinois Tax Increment Allocation Redevelopment Act, while the rest of the existing Project Area will continue to be classified as "conservation area."

Amendment Area 1:

Amendment Area 1 consists of one approximately 6-acre parcel east of North Roselle Road and south of East Central Road. It is adjacent to Medieval Times Dinner and Tournament, 2001 N. Roselle Road and privately owned. SB Friedman determined that this area qualifies as blighted vacant land under the two-factor eligibility test due to (1) lack of growth in equalized assessed value (EAV) relative to the balance of the Village and the Consumer Price Index (CPI) for most of the 2019–2024 period, and (2) obsolete platting that will require subdivision and reconfiguration to support contemporary development and rights-of-way.

Amendment Area 2:
Amendment Area 2 consists of six parcels totaling approximately 29 acres west of Meacham Road and roughly 0.25 miles north of East Algonquin Road. The undeveloped property is currently under contract by Nitti Homes from the Loeber family to build a 122-home development that would consist of 43 single-family homes, 37 rowhouses, and 42 townhouses. This area qualifies as blighted vacant land under both the one-factor and two-factor tests. Christopher B. Burke Engineering, Ltd. found that approximately 24.5% of the site lies within FEMA-mapped regulatory floodplain and that 100% of the vacant land contributes runoff to the Salt Creek watershed, satisfying the "chronic flooding" factor. SB Friedman also found lack of growth in EAV over 2019–2024 relative to the Village and CPI, and obsolete platting, including irregular parcel shapes influenced by Salt Creek and parcels that lack direct access to public rights-of-way under the Village's subdivision standards.

Amendment Area 3:
Amendment Area 3 consists of two parcels totaling approximately 1 acre at the intersection of South Thorntree Lane and East Algonquin Road. This area qualifies as blighted vacant land under the two-factor test based on three conditions: (1) lack of growth in EAV, including three year-to-year periods of EAV decline over 2019–2024 and EAV growth rates below both the Village and CPI in three of five periods; (2) obsolete platting, as the parcels are undersized and irregularly shaped relative to B-2 zoning requirements and typical contemporary retail sites, and are impacted by spillover parking from an adjacent use; and (3) diversity of ownership, with one parcel owned by the Village and one under private ownership, which creates a barrier to land assembly and redevelopment. The property was previously home to Frankly Yours at 1580 E. Algonquin Road.

Updates to Original Redevelopment Plan
Amendment No. 1 also updates and expands the original 2014 Redevelopment Plan to reflect the enlarged Amended Project Area and current conditions. Key plan revisions include:

- Re-defining the "Project Area" throughout the document as the "Amended Project Area," consisting of the original RPA plus Amendment Areas 1, 2 and 3, and updating acreage from 1,086 to 1,122 acres.
- Updating the future land-use framework and map to show an Amended Project Area Future Land Use Plan that aligns with the objectives of the original and amended North Schaumburg Redevelopment Plans.
- Adding the Plum Grove Woodlands Sanitary District as an additional taxing agency with jurisdiction in the Amended Project Area.
- Inserting new definitions for the Amended Project Area and each Amendment Area in the plan's glossary.
- Providing for an updated legal description for the Amended Project Area boundary.

Budget
The amendment also revises the estimated TIF budget to reflect 2025 dollars and the expanded acreage. SB Friedman projects the EAV of the Amended Project Area in 2037 to be approximately $1,151,500,000, an increase of approximately $41,000,000 from the previously estimated $1,109,776,570 for the original Project Area.

The estimated sources of funds to pay redevelopment project costs have been updated from $573,436,708 in 2012 dollars to $1,175,700,000 in 2025 dollars. This increase reflects the cost of inflation, the inclusion of the new Amendment Areas, and the impact of additional developments anticipated in the TIF over its remaining life, including the new blocks in the District at Veridian, redevelopment of the Loeber Farm property, redevelopment of the Atrium building, and investment in the entertainment district along Thoreau Drive and the pads in front of Andretti's. This updated TIF budget covers eligible costs including property assembly and site preparation, planning and professional services, building rehabilitation, streetscape, development financing,

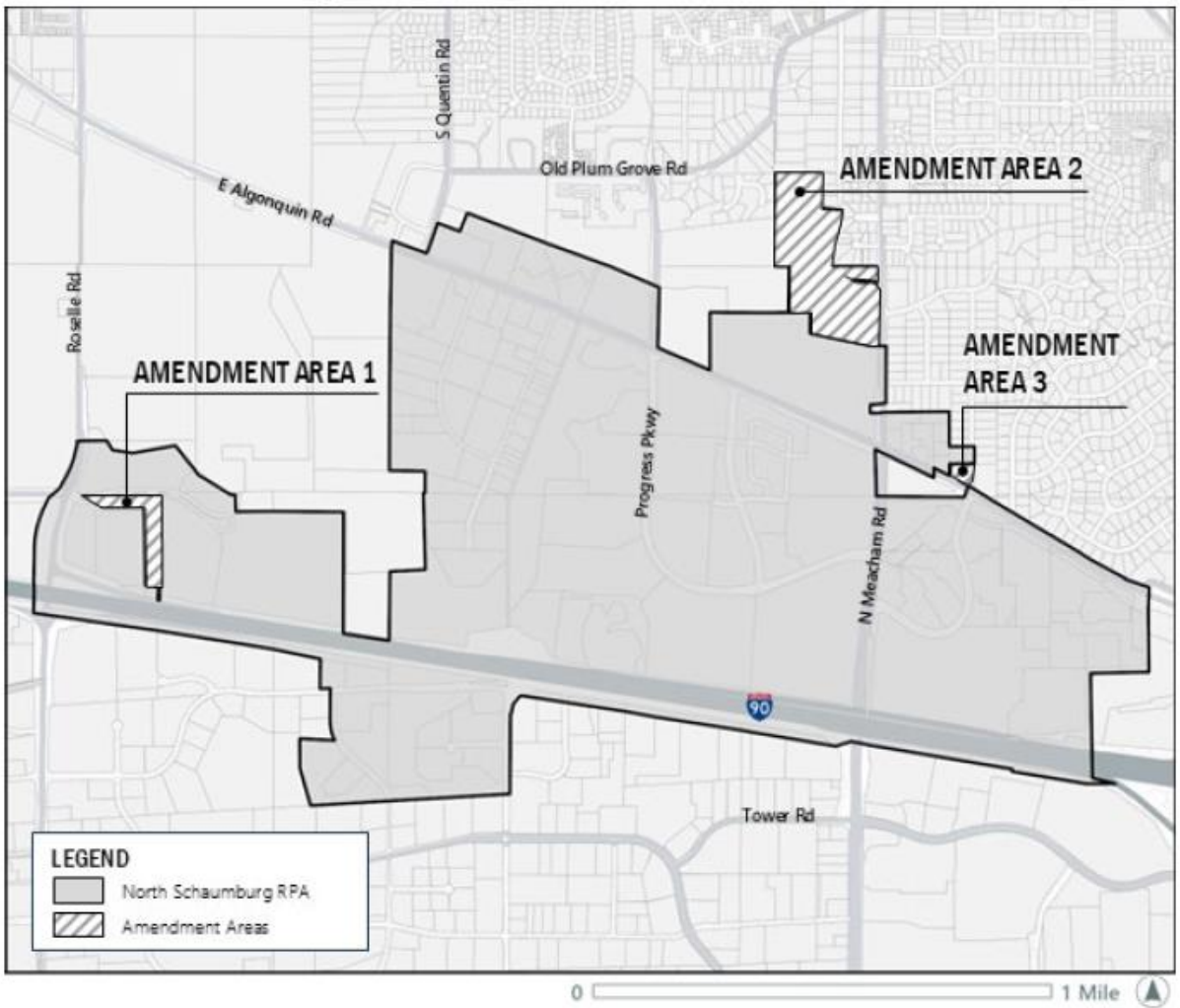
environmental remediation, road and utility improvements such as floodplain and stormwater mitigation, and relocation assistance.

To proceed with amending the RPA, the following steps need to be taken:

- Announce Availability of the Plan
- Adopt Ordinance setting the time and place of the public hearing
- Joint Review Board meeting
- Public Hearing
- Village Board review

The attached ordinance sets the TIF Public Hearing date for April 14 at 7:00 p.m.

Exhibit A: North Schaumburg RPA and Amendment Areas



Source: Esri, Cook County SB Friedman

Recommendation

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve an Ordinance setting the time and place of the required public hearing for the proposed Amended North Schaumburg Project Area.

VILLAGE OF SCHAUMBURG, IL

North Schaumburg Redevelopment Project Area

Tax Increment Financing District
Amendment No. 1

FINAL REPORT | February 10, 2026

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 W. Madison St, Suite 3700, Chicago, IL 60602
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com
www.sbfriedman.com

Contact: Lance Dorn
T: 312.424.4255 E: ldorn@sbfriedman.com

VILLAGE OF SCHAUMBURG, IL

North Schaumburg Redevelopment Project Area

Tax Increment Financing District
Amendment No. 1

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SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 W. Madison St, Suite 3700, Chicago, IL 60602
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com
www.sbfriedman.com

1. Introduction to Amendment No. 1

In 2014, the Village of Schaumburg (the "Village") established the North Schaumburg Redevelopment Project Area (the "North Schaumburg RPA", or the "Project Area"), also known as a tax increment financing (TIF) district. The Village was motivated by a desire to renovate and promote new business on a comprehensive and planned development basis, strengthen the economy and real estate tax base, eliminate physical and economic deterioration and obsolescence, increase commercial activity and residential options, and create employment opportunities for the Village and its residents.

In September 2025, the Village engaged SB Friedman Development Advisors, LLC (SB Friedman) to conduct eligibility studies for three separate amendment areas ("Amendment Area 1", "Amendment Area 2", and "Amendment Area 3"; collectively, the proposed "Expansion Area" or the proposed "Amendment Areas") that adjoin the North Schaumburg RPA. **Exhibit A** on Page 3 includes a map of the Project Area and proposed Amendment Areas.

In addition, when the Village Board created the North Schaumburg RPA, it approved a Redevelopment Plan and Project (the "Original Redevelopment Plan", or "North Schaumburg Redevelopment Plan") prepared by Teska Associates, Inc. in June 2014 to guide the use of the TIF tool over the life of the North Schaumburg RPA. SB Friedman was also engaged to update the Original Redevelopment Plan.

This document includes amendments to the Original Redevelopment Plan for the North Schaumburg RPA and separate Eligibility Studies for Amendment Areas 1, 2, and 3.

- **Section 2** includes changes to the Original Redevelopment Plan. As that section is written, certain elements of the Original Redevelopment Plan are modified or removed and new information is added. Collectively these changes are referred to as the "2025 Plan Revisions." The synthesis of the Original Redevelopment Plan and the proposed 2025 Plan Revisions results in the Amended North Schaumburg Redevelopment Plan.
- **Exhibit E**, the Eligibility Study, details the eligibility factors found within the proposed Amendment Areas. SB Friedman found that each of the proposed Amendment Areas meets the standards of a "blighted area" for vacant land as set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4--1 et seq. (as amended the "Act"), supporting their addition to the North Schaumburg RPA.

The boundary of the North Schaumburg RPA plus the proposed Amendment Areas shall be referred to in this document as the proposed Amended Project Area.

2. Amendments to Redevelopment Plan and Project

The following amendments are made to the Original Redevelopment Plan. All other sections of the Original Redevelopment Plan not mentioned in **Section 2** remain unchanged. This report uses a numbering system to track 28 total modifications. These numbers should not be included in the Amended North Schaumburg Redevelopment Plan. All changes are listed below. The synthesis of the Original Redevelopment Plan and the 2025 Plan Revisions results in the Amended North Schaumburg Redevelopment Plan.

I. Executive Summary

1) The following paragraph is added after the bulleted list following the sixth paragraph of the "EXECUTIVE SUMMARY" section:

   SB Friedman conducted eligibility analyses for Amendment Area 1, Amendment Area 2, and Amendment Area 3. Based on these eligibility analyses, SB Friedman found that each of the proposed Amendment Areas qualify to be designated as a "blighted area" for vacant land in accordance with the Act. In support of this finding, the following three (3) vacant, two-factor criterion were found to be meaningfully present and reasonably distributed:

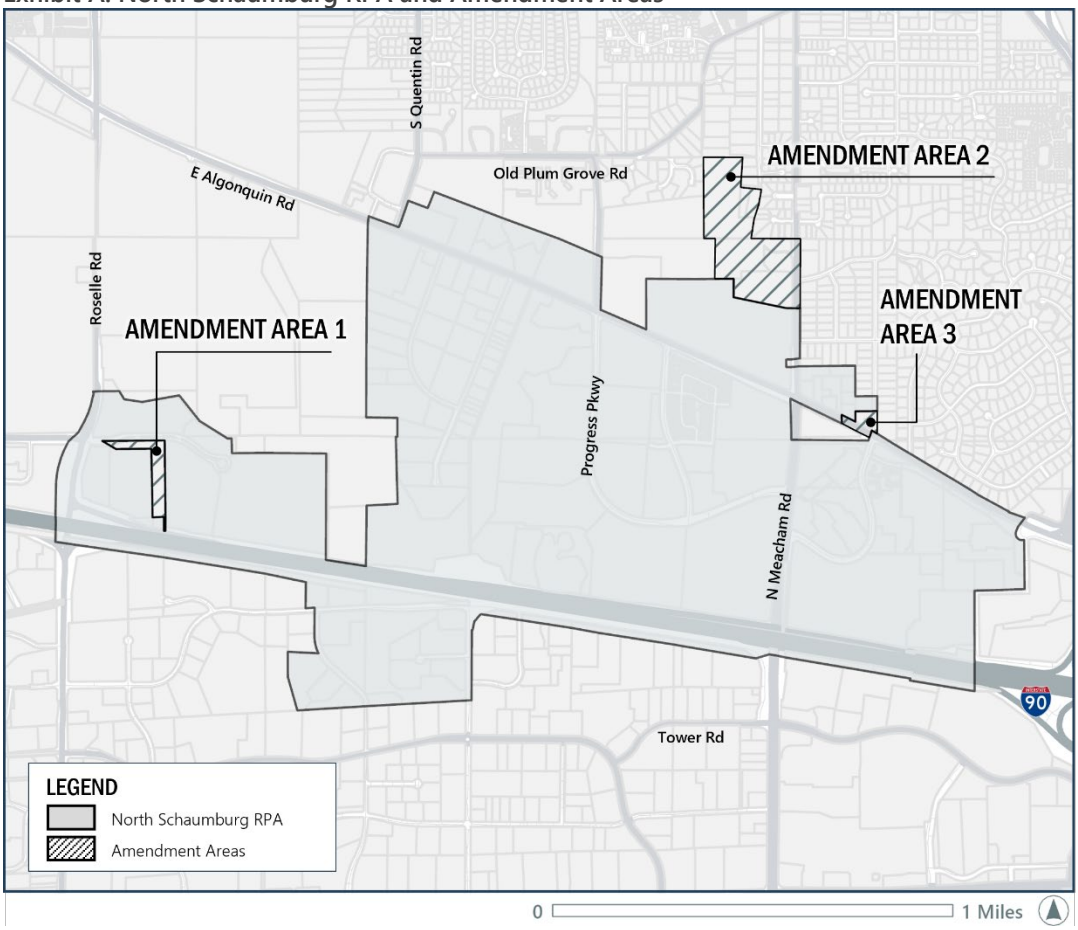
   1. Declining or lagging EAV
   2. Obsolete platting
   3. Diversity of ownership

   Among the one-factor findings, the flooding factor was found to be meaningfully present and reasonably distributed in Amendment Area 2. Findings of SB Friedman's research are presented in further detail in **Exhibit E**.

2) In the third line of the first paragraph of the section titled "I. INTRODUCTION", the number of acres within the northern portion of the Village is changed from "1,086" to "1,122."

3) In the section titled "I. INTRODUCTION", the following map ("Exhibit A") replaces the existing map referred to as "Figure 1: Project Area", and the caption of the map is changed to "North Schaumburg RPA and Amendment Areas".

Exhibit A: North Schaumburg RPA and Amendment Areas



Source: Esri, Cook County SB Friedman

4) In the section titled "C. PROJECT AREA DESCRIPTION", the following text is added after the first paragraph:

The Amended Project Area contains approximately 1,122 acres. The Amended Project Area includes the following additional parcels:

1. One (1) parcel of approximately 6 acres east of North Roselle Road and south of East Central Road, comprising Amendment Area 1,
2. Six (6) parcels containing approximately 29 acres west of Meacham Road and approximately 0.25 miles north of East Algonquin Road, comprising Amendment Area 2, and
3. Two (2) parcels containing approximately 1 acre at the intersection of South Thorntree Lane and East Algonquin Road, comprising Amendment Area 3.

II. Project Area Eligibility / TIF Compliance

5) The following line is added to the end of the paragraph under "1. Minimum Size" under the "A. PROJECT AREA DESIGNATION FINDINGS" section:

   The Amended Project Area contains approximately 1,122 acres.

6) The following paragraph is added to the end of the second paragraph under "Factors Present" section under "2. Qualifying Conditions" under the "A. PROJECT AREA DESIGNATION FINDINGS" section:

   SB Friedman conducted eligibility studies for Amendment Area 1, Amendment Area 2, and Amendment Area 3. Based on these eligibility analyses, SB Friedman found that each of the proposed Amendment Areas qualify to be designated as a "blighted area" for vacant land in accordance with the Act. In support of this finding, the following three (3) vacant, two-factor criterion were found to be meaningfully present and reasonably distributed:

   1. Declining or lagging EAV
   2. Obsolete platting
   3. Diversity of ownership

   Among the one-factor findings, the flooding factor was found to be meaningfully present and reasonably distributed in Amendment Area 2.

7) The following is added to the third paragraph under "Factors Present" section under "2. Qualifying Conditions" under the "A. PROJECT AREA DESIGNATION FINDINGS" section after:

   "Exhibit E, Eligibility Study, documents the extent and distribution of blighting factors within the improved area that allow the Project Area to be classified as a "conservation area…":

   , and Amendment Areas to be classified as "blighted" vacant land

   No changes to the rest of the paragraph.

8) The following paragraph is added to the end of the paragraph under the "d) Conclusion" section under "3. Project Area Not Subject to Growth and Development" under the "A. PROJECT AREA DESIGNATION FINDINGS" section:

   SB Friedman analyzed change in EAV in the three Amendment Areas over five year-to-year periods from 2019 to 2024. The growth in EAV for all three Amendment Areas was found to be lesser than the rate of growth of the rest of the Village and the Consumer Price Index for at least three of the five year-to-year periods mentioned above. Furthermore, EAV growth in Amendment Area 3 was also found to decline for three out of the five year-to-year periods. Therefore, the lack of growth of EAV was found to be present areawide across all three Amendment Areas.

III. Redevelopment Program

9) The title of the section "B. GENERAL LAND-USE PLAN" is changed to "B. FUTURE LAND-USE PLAN."

10) In the first paragraph of section "B. GENERAL LAND-USE PLAN", all references to "general land-use plan" are replaced with "future land-use plan."

11) In the first paragraph of section "B. GENERAL LAND-USE PLAN", all references to the "Project Area" are replaced with "Amended Project Area".

12) In the first paragraph of section "B. GENERAL LAND-USE PLAN", all references to the "Redevelopment Plan" are replaced with "Amended North Schaumburg Redevelopment Plan."

13) The first sentence of the second paragraph in section "B. GENERAL LAND-USE PLAN" is replaced with the following:

    FIGURE 3, *Amended Project Area Future Land Use Plan*, illustrates the general land uses that will apply within the Amended Project Area upon adoption of this Amended North Schaumburg Redevelopment Plan.

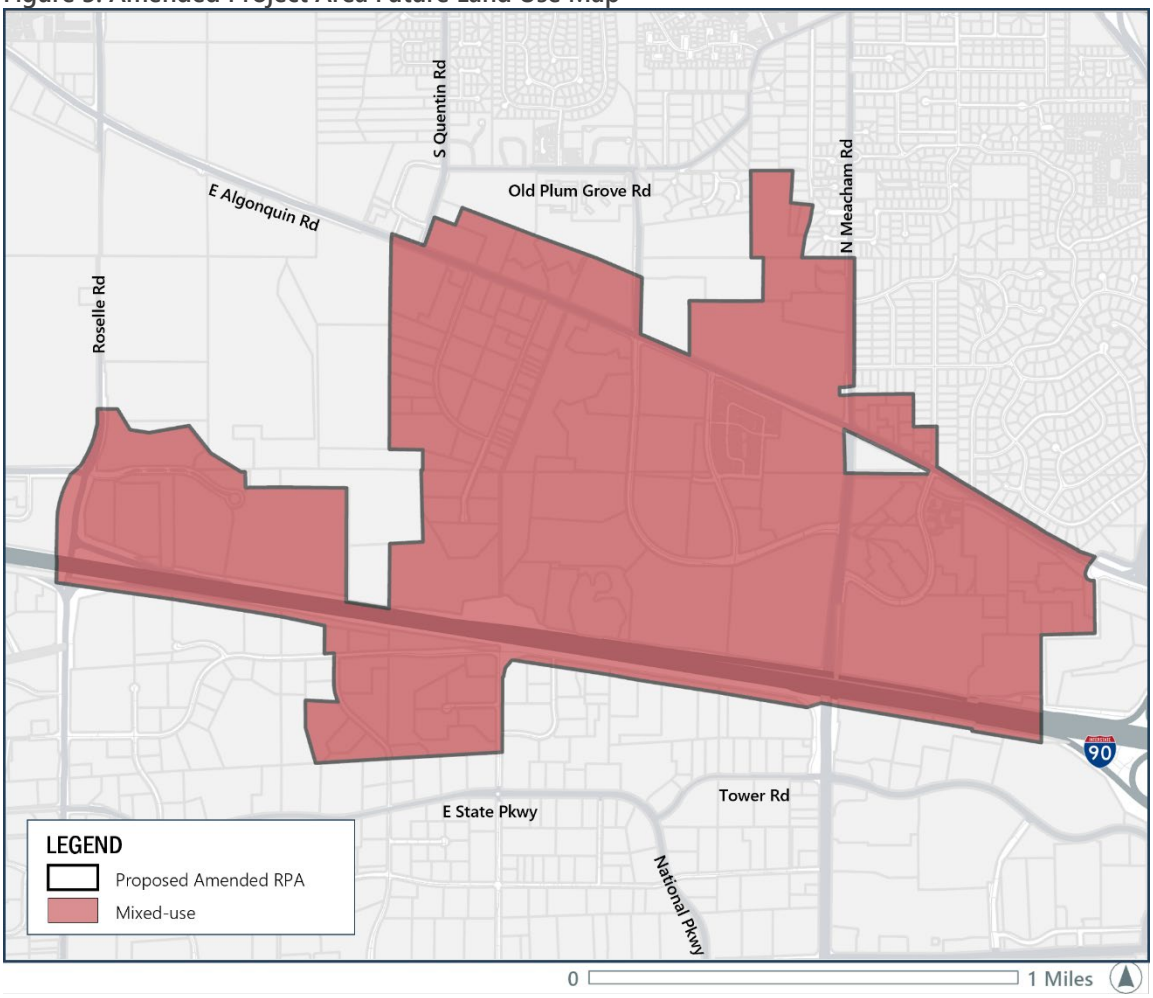
14) In the first sentence of the third paragraph in section "B. GENERAL LAND-USE PLAN", "general land-use plan" is changed to "mixed-use designation may".

15) Adds the following before the first sentence of the third paragraph under the section "B. GENERAL LAND-USE PLAN":

    The proposed future land-use of the Amended Project Area, as shown in Figure 3, reflects the objectives of the North Schaumburg Redevelopment Plan and Amended North Schaumburg Redevelopment Plan.

16) The following map replaces the existing map referred to as "Figure 3" and changes the caption of the map to "Figure 3. Amended Project Area Future Land Use Map" in the section titled "B. GENERAL LAND-USE PLAN":

Figure 3: Amended Project Area Future Land Use Map



Source: Cook County, Esri, SB Friedman

17) Replaces "*…in 2012 dollars will be $573,436,708…*" in the fifth line of the first paragraph under the "E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS" section under the "III. REDEVELOPMENT PROGRAM" section to the following:

in 2025 dollars will be $1,175,700,000

18) Replaces all references to the "*Project Area*" in the "E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS" section under the "III. REDEVELOPMENT PROGRAM" section to the following:

Amended Project Area

19) Replaces "*In the year 2037, the EAV of the Project Area is estimated to be approximately $1,109,776,570…*" in the paragraph under the "2. Anticipated EAV" section under "G. EQUALIZED ASSESSED VALUATION" section under the "III. REDEVELOPMENT PROGRAM" section to the following:

    In the year 2037, the EAV of the Amended Project Area is estimated to be approximately $1,151,500,000…"

20) Add the following after the table of taxing bodies at end of the "H. FINANCIAL IMPACT" section:

    The following additional taxing agency has jurisdiction within the Amended Project Area.

17		Plum Grove Woodlands Sanitary District

21) Add the following to the end of the first paragraph of the "Other Taxing Agencies" section of "I. DEMAND ON TAXING DISTRICT SERVICES" section:

    One additional taxing agency has jurisdiction within the Amended Project Area, Plum Grove Woodlands Sanitary District.

Exhibit A: Definitions

22) Adds the following between the definitions for "Act" and "Assessor"

"Amended Project Area" refers to the boundary consisting of the Project Area and Amendment Areas 1, 2, and 3, collectively having an area of 1,122 acres, and legally described in Exhibit B.

"Amendment Area 1" refers to the area containing one (1) parcel of approximately 6 acres east of North Roselle Road and south of East Central Road.

"Amendment Area 2" refers to the area containing six (6) parcels having approximately 29 acres west of Meacham Road and approximately 0.25 miles north of East Algonquin Road.

"Amendment Area 3" refers to the area containing two (2) parcels having approximately 1 acre at the intersection of South Thorntree lane and East Algonquin Road.

Exhibit B: Proposed Amended Project Area Boundary Legal Description

23) In the Exhibit B title, replaces the text "*Project Area*" with:

    Amended Project Area

24) Replaces all of the text under the section titled "Legal Description" with:

    The Amended Project Area boundary is legally described below.

THAT PART OF SECTIONS 33, 34 AND 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO PART OF FRACTIONAL SECTIONS 1, 2 AND 3, AND PART OF SECTIONS 10, 11 AND 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, AND ALONG THE WEST LINE OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24449403, AND ALONG THE WEST LINE OF NATION PIZZA PRODUCTS CONSOLIDATION, RECORDED AS DOCUMENT 0526545054, AND ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF QUENTIN ROAD; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, TO THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 IN LAKEWOODS/KINDERCARE SUBDIVISION, RECORDED AS DOCUMENT 97958534; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1, 230 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1, SAID CORNER BEING ON THE SOUTHERLY LINE OF LOT 1 IN LAKES OF SCHAUMBURG UNIT 1, RECORDED AS DOCUMENT 88109929; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF LAKES OF SCHAUMBURG UNIT 2, RECORDED AS DOCUMENT 88479427, AND ALONG THE SOUTHEASTERLY EXTENSION OF SAID SOUTHERLY LINE, TO THE EASTERLY LINE OF PLUM GROVE ROAD; THENCE SOUTHERLY ALONG THE SAID EASTERLY LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 0436518076; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID LAND DESCRIBED IN TRUSTEE'S DEED, 677.72 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND TO THE SOUTHEAST CORNER OF LAND CONVEYED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 2515327004; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LAND 500 FEET MORE OR LESS TO A BEND POINT IN SAID EASTERLY LINE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 42, RANGE 10, AND 1575.4 FEET MORE OR LESS EAST OF THE CENTER OF SECTION 34; THENCE WESTERLY ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER, 152.71 FEET TO A BEND POINT; THENCE NORTHERLY 1078.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 IN DRABANT'S RESUBDIVISION, RECORDED AS DOCUMENT NUMBER T1771964; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1 IN WESTERBERG'S

WOODLANDS SUBDIVISION, RECORDED AS DOCUMENT 17586213; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTH RIGHT OF WAY LINE OF SUE LANE; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SUE LANE TO A BEND POINT ON THE WESTERLY LINE OF LOT 5 IN OAKSBURY CENTER SUBDIVISION, RECORDED AS DOCUMENT 23624265; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID OAKSBURY CENTER SUBDIVISION 198 FEET MORE OR LESS TO A BEND POINT ON THE WESTERLY LINE OF LOT 4; THENCE CONTINUING SOUTHWESTERLY ALONG THE WEST LINE OF SAID OAKSBURY CENTER SUBDIVISION TO THE NORTHWEST CORNER OF LOT 4 IN OAK VALLEY ESTATES SUBDIVISION, RECORDED AS DOCUMENT NUMBER 25862308; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF LOTS 5 AND 6 IN SAID OAK VALLEY ESTATES SUBDIVISION TO THE SOUTHWEST CORNER OF SAID OAK VALLEY ESTATES SUBDIVISION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID OAK VALLEY ESTATES SUBDIVISION TO THE EAST RIGHT OF WAY LINE OF MEACHAM ROAD; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF MEACHAM ROAD TO THE SOUTHWEST CORNER OF LOT 37 IN PLUM GROVE WOODLANDS, RECORDED AS DOCUMENT T1007212, SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF BRIARWOOD LANE; THENCE SOUTH 266 FEET MORE OR LESS TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LAND CONVEYED BY QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 1908657124; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE, 164 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LAND CONVEYED; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND CONVEYED, 99 FEET TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE EAST ALONG THE SOUTH LINE OF SAID LAND CONVEYED 64 FEET MORE OR LESS TO THE WEST LINE OF MEACHAM ROAD; THENCE EASTERLY 100 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 1 IN THE SHOPPES AT PRIME VILLAGE CONSOLIDATION, RECORDED AS DOCUMENT NUMBER 0713415145; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 724.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE, 400.13 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION OF SAID NORTHERLY LINE, 290.94 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF THORNTREE LANE; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF THORNTREE LANE 494.90 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD AND THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE WESTERLY LINE OF ARBOR DRIVE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ARBOR DRIVE 645 FEET MORE OR LESS TO THE NORTHERLY LINE OF ARBOR DRIVE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF ARBOR DRIVE TO AN ANGLE POINT, SAID POINT BEING THE WEST LINE OF ARBOR DRIVE AND THE EAST LINE OF LAND CONVEYED BY SPECIAL WARRANTY DEED 2303046230; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ARBOR DRIVE, AND ALONG THE SOUTHERLY EXTENSION OF SAID WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY PER DOCUMENT 17512975, SAID SOUTHERLY LINE BEING 391.2 FEET MORE OR LESS SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF ARBOR DRIVE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE 882.87 FEET MORE OR LESS TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, 25 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, 1596.75 FEET TO THE NORTHWEST CORNER OF LOT 1 IN WINDY POINT OF SCHAUMBURG, RECORDED AS DOCUMENT 99137488; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 17361617; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED, A DISTANCE OF 2461.57 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, A DISTANCE OF

1207.84 FEET MORE OR LESS TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF LOT 18 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, RECORDED AS DOCUMENT NUMBER LR3406407; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 12.61 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 118.41 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 113.51 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE WESTERLY ALONG SAID NORTHWESTERLY LINE, 10.00 FEET TO THE WEST LINE OF SAID LOT 18, ALSO BEING THE EAST LINE OF PLUM GROVE ROAD; THENCE SOUTH ALONG SAID EAST LINE OF PLUM GROVE ROAD, 1044.76 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 12 IN WOODFIELD BUSINESS CENTER III, RECORDED AS DOCUMENT 97768945; THENCE SOUTHWESTERLY ALONG SAID EASTERLY EXTENSION, AND ALONG SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINE OF LOT 7 IN SAID WOODFIELD BUSINESS CENTER III AND ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINES OF LOT 10 AND LOT 9 IN SAID WOODFIELD BUSINESS CENTER III, A DISTANCE OF 2305.5 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 465.44 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 331.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 401.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER BEING THE SOUTHEAST CORNER OF LOT 102 IN WOODFIELD BUSINESS CENTER TWO – EAST PHASE I, RECORDED AS DOCUMENT 26501313; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 102, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 553.87 FEET, AN ARC LENGTH OF 242.27 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 32.29 FEET TO THE SOUTHEAST CORNER OF LOT 100 IN SAID WOODFIELD BUSINESS CENTER TWO – EAST PHASE I; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 100, A DISTANCE OF 237.15 FEET TO A POINT OF CURVATURE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE LAST DESCRIBED COURSE, 96 FEET MORE OR LESS TO THE NORTHERLY LINE OF COMMERCE DRIVE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN WOODFIELD BUSINESS CENTER TWO – EAST PHASE 3, RECORDED AS DOCUMENT 87517101; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 374.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER BEING ON THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, TO THE WESTERLY LINE OF ROSELLE ROAD; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE VILLAGE OF SCHAUMBURG, SAID POINT BEING 743 FEET MORE OR LESS NORTH OF THE CENTERLINE OF CENTRAL ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 289.77 FEET MORE OR LESS TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 299.46 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 238.64 FEET TO AN ANGLE POINT; THENCE NORTHEASTERLY ALONG SAID NORTH LINE 497.61 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 430.64 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 442.73 FEET TO AN ANGLE POINT, THENCE EASTERLY ALONG SAID NORTH LINE 129.89 FEET TO AN ANGLE POINT, SAID POINT ALSO BEING THE WEST LINE OF VACATED CENTRAL ROAD PER DOCUMENT 26597951; THENCE SOUTHERLY ALONG SAID NORTH LINE 201.48 FEET TO THE SOUTHWEST CORNER OF THE METROPOLITAN SANITARY DISTRICT PARCEL PER DOCUMENT 26075403; THENCE EASTERLY 1220.00 FEET TO AN ANGLE POINT; THENCE SOUTH ALONG SAID WESTERLY LINE, 1334.40 FEET TO THE NORTHERLY LINE OF THE NORTHWEST TOLLWAY; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 530 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 12 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 807.41 FEET TO AN ANGLE POINT IN SAID

WESTERLY LINE; THENCE EASTERLY ALONG SAID WESTERLY LINE, 381.55 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF LOT 1 IN NARCO SCHAUMBURG CENTER FOR INDUSTRY SUBDIVISION NO. 1, RECORDED AS DOCUMENT NUMBER 23971146, AND ALONG THE WESTERLY LINE OF LOT 10 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730, A DISTANCE OF 841.73 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID LOT 10; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 264 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, SAID NORTHWEST CORNER BEING ON THE SOUTHERLY LINE OF LOT 3 IN LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 420.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD, EASTERLY OF THE EAST RIGHT OF WAY LINE OF MEACHAM ROAD, NORTHERLY OF THE SOUTHERN RIGHT OF WAY LINE OF CENTRAL ROAD, AND WESTERLY OF A LINE DRAWN FROM THE WEST RIGHT OF WAY LINE OF THOREAU DRIVE TO THE EAST RIGHT OF WAY LINE OF THORNTREE LANE.

ALL IN COOK COUNTY, ILLINOIS

Exhibit C: Estimated and Eligible Redevelopment Project Costs

25) In Exhibit C, replaces the table titled "TIF Eligible Redevelopment Costs" with the following:

Expense Categories	Budget
Property assembly, acquisition of land, demolition of buildings, site preparation and site improvements	$270,000,000
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	$75,000,000
Rehabilitation, reconstruction, façade improvements, repair or remodeling of existing public or private buildings and fixtures	$40,000,000
Streetscape improvements, including but not limited to: landscaping, signs, street furniture, trash receptacles, bike racks, banners, bollards, grading and detention	$65,000,000
Development financing costs, interest costs, taxing districts eligible reimbursement and capital costs	$308,000,000
Environmental remediation	$5,000,000
Road, utility improvements, including but not limited to: sidewalks, new repaved or reconstructed roads; road or intersection widening; streetlights; water, sewer, floodplain and wetland mitigation, stormwater replacements or improvements, bridges	$411,700,000
Relocation assistance	$1,000,000
TOTAL	**$1,175,700,000**

Exhibit D: List of PINs in Proposed Amended Project Area

26) At the end of Exhibit D, adds the following:

PROPERTY NUMBER	2024 EQUL. VALUATION
07-03-200-023-0000	$669,725
02-34-400-019-0000	$50,550
02-34-400-018-0000	$14,652
02-34-400-017-0000	$15,041
02-34-200-083-0000	$686
02-34-200-082-0000	$8,994
02-34-200-084-0000	$704
02-35-305-036-0000	$33,472
02-35-305-037-0000	$122,276

Source: Cook County, SB Friedman

Exhibit E: Eligibility Study

27) After Exhibit E, titled "ELIGIBILITY STUDY NORTH SCHAUMBURG REDEVELOPMENT PLAN AND PROJECT," add the following:

EXHIBIT E.1

ELIGIBILITY STUDY
NORTH SCHAUMBURG
REDEVELOPMENT PLAN AND PROJECT
AMENDMENT NO. 1
EXPANSION AREA:

This report concludes that the proposed Expansion Area is eligible as a blighted area for vacant land for inclusion in the existing North Schaumburg RPA, per the Act.

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, there are two ways by which vacant land can be designated as "blighted." One way is to find that at least two (2) of six (6) factors from the "Two-Factor Test" are present to a meaningful extent and reasonably distributed throughout the proposed Expansion Area. The second way is to find at least one (1) of the six (6) factors under the "One-Factor Test" is present to a meaningful extent and reasonably distributed throughout the proposed Expansion Area. Vacant land is any real property without industrial, commercial or residential buildings, and has not been used for commercial agricultural purposes in the past five years.

Factors for Vacant Areas

TWO-FACTOR TEST

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted' if a combination of two (2) or more of the following factors may be identified, which combine to impact the sound growth of the proposed Expansion Area.

- Obsolete Platting of Vacant Land
- Diversity of Ownership
- Tax and Special Assessment Delinquencies
- Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land
- Environmental Contamination
- Lack of Growth in Equalized Assessed Value "EAV"

ONE-FACTOR TEST

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted" if one (1) or more of the following factors is found.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed Expansion Area is eligible for designation as a blighted area for vacant land, per the Act:

- Parcel-by-parcel field observations and photography documenting external property conditions;
- Analysis of historical EAV trends for the last six years (five year-to-year periods) for which data are available and final (2019-2024) from the Cook County Assessor's Office;
- Review of property ownership information at the parcel-level using data provided by the County;
- Review of current and prior comprehensive plans provided by the Village (from 1969 and the current plan from 2018);
- Review of the Village's zoning ordinance;
- Review of the Village's Subdivision and Land Development ordinance;
- Review of a memorandum provided by Christopher B. Burke Engineering Ltd. regarding conditions of chronic flooding and/or runoff contributions to flooding within the watershed; and
- Review of land sales and real estate property data from CoStar;

SB Friedman examined the proposed Expansion Area for qualification factors consistent with the requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor as applicable.

AMENDMENT AREA 1

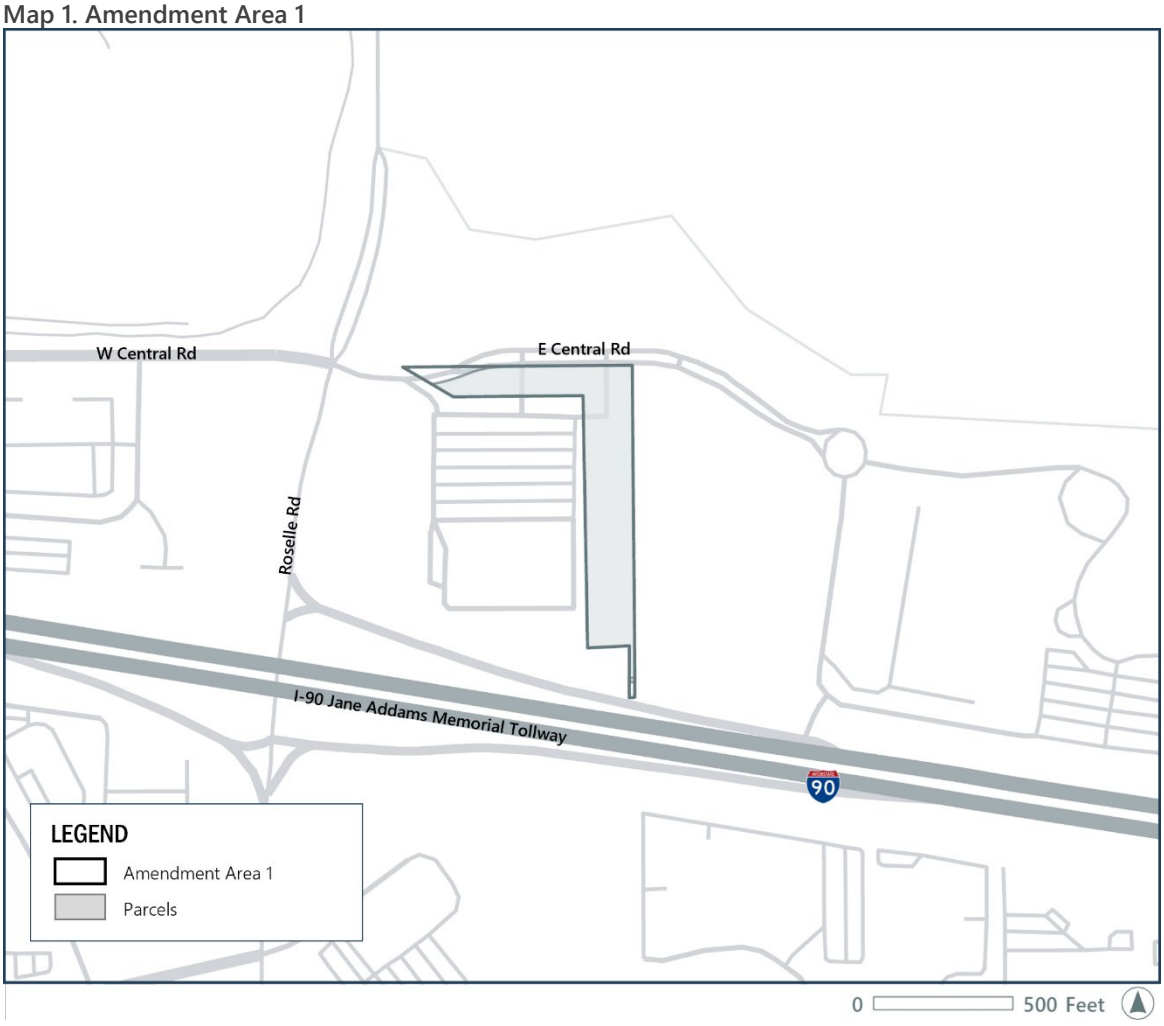
Blighted Area Findings: Vacant Parcel

Based on the conditions found within the proposed Amendment Area 1 at the completion of SB Friedman's research, it has been determined that the proposed Amendment Area meets the eligibility requirements of the Act for inclusion in the existing North Schaumburg RPA as a "blighted area" per the two-factor finding, as detailed below.

Amendment Area 1 consists of one (1) parcel, as shown in **Map 1** below:

1. 07-03-200-023

Map 1. Amendment Area 1



Source: Cook County, Esri SB Friedman

The following two (2) factors were found to be present:

1. LACK OF GROWTH IN EAV

The Act defines lack of growth in EAV as one or more of the following conditions being true. The total EAV of the improved portion of the proposed Amendment Area either declined for at least three (3) of the last five (5) year-to-year periods; increased at an annual rate that was less than the balance of the Village for at least three (3) of the past five (5) year-to-year periods; or increased at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in **Attachment 2.**

SB Friedman tabulated the EAV history of the vacant parcel in the proposed Amendment Area 1 for the previous six years (five year-to-year periods) using data provided by the Cook County Assessor and Cook County Clerk. The most recent year for which final information was available was 2024. SB Friedman's analysis identified a lack of EAV growth within the proposed Amendment Area 1 in accordance with the following criteria, as defined in the Act:

1. The EAV growth rate of the proposed Amendment Area 1 parcel has been less than the growth rate of the balance of the Village for three (3) of the last five (5) year-to-year periods; and
2. The EAV growth rate of the proposed Amendment Area 1 parcel has been less than the growth rate of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout the proposed Amendment Area 1. A summary of SB Friedman's findings is presented in **Table 1**.

Table 1: Annual Percentage Change in EAV, 2019-2024

	2019	2020	2021	2022	2023	2024
Proposed Amendment Area 1 Parcel EAV	$658.3 K	$711.2 K	$662.5 K	$645.1 K	$665.5 K	$669.7 K
Percent Change	---	8.0%	-6.8%	-2.6%	3.2%	0.6%
Village of Schaumburg EAV Less Proposed Amendment Area 1 Parcel	$3,832.0 M	$3,912.4 M	$3,649.3 M	$4,061.8 M	$4,210.2 M	$4,176.0 M
Change in Village of Schaumburg EAV Less Proposed Amendment Area 1 Parcel	---	2.1%	-6.7%	11.3%	3.7%	-0.8%
Proposed Amendment Area 1 Parcel - Growth Less Than Village	**---**	**NO**	**YES**	**YES**	**YES**	**NO**
Change in CPI [1]	---	1.1%	4.2%	7.6%	3.3%	3.5%
Proposed Amendment Area 1 Parcel - Growth Less Than CPI	**---**	**NO**	**YES**	**YES**	**YES**	**YES**

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin area, not seasonally adjusted.
Source: Cook County Assessor; Cook County Clerk, SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

2. OBSOLETE PLATTING

This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

Per the Village's zoning ordinance, Amendment Area 1 is zoned as an agricultural district with five (5) or more acres of land. It is important to note that despite being zoned as an agricultural district, Amendment Area 1 has not been commercially farmed in the last five years. The Village's zoning ordinance states that the "five acre" zoning classification is on interim basis until the parcel is subdivided to accommodate other uses. Amendment Area 1 is comprised of one parcel that is over five acres in size and is currently used as an equine area that supports the adjacent commercial property. Amendment Area 1 would need to be subdivided to accommodate contemporary land uses and suitable right-of-way provisions. Therefore, obsolete platting is found to be meaningfully present and reasonably distributed throughout the proposed Amendment Area 1.

AMENDMENT AREA 2

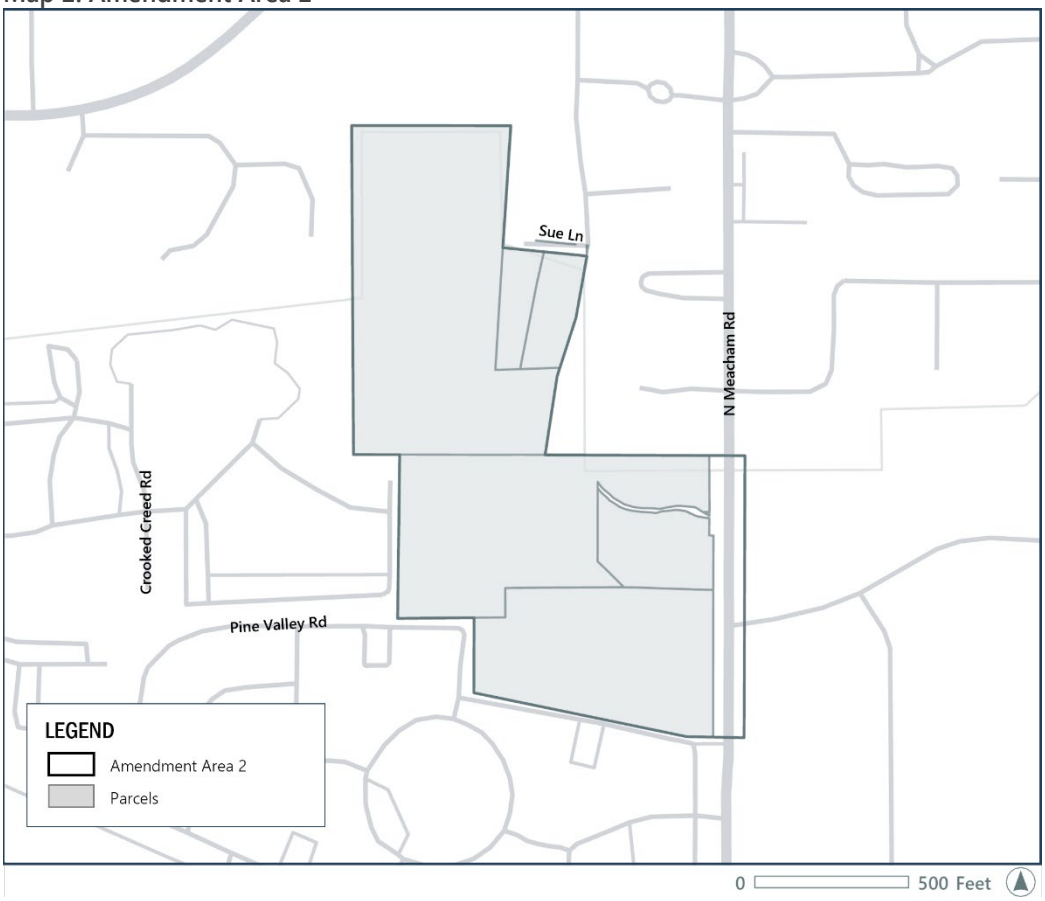
Blighted Area Findings: Vacant Parcels

Based on the conditions found within the proposed Amendment Area 2 at the completion of SB Friedman's research, it has been determined that the proposed Amendment Area meets the eligibility requirements of the Act for inclusion in the existing North Schaumburg RPA as a "blighted area" per the one-factor and two-factor findings, as detailed below.

Amendment Area 2 consists of the following six (6) parcels, as shown in **Map 2** below:

1. 02-34-400-017 (Parcel 1)
2. 02-34-400-018 (Parcel 2)
3. 02-34-400-019 (Parcel 3)
4. 02-34-200-082 (Parcel 4)
5. 02-34-200-083 (Parcel 5)
6. 02-34-200-084 (Parcel 6)

Map 2. Amendment Area 2



Source: Cook County, Esri SB Friedman

ONE-FACTOR BLIGHTED FINDING

The Village engaged Christopher B. Burke Engineering Ltd. (CBBEL) to evaluate chronic flooding within the proposed Amendment Area 2 and/or runoff from the vacant parcels in the proposed Amendment Area 2 contributing to flooding within the watershed. CBBEL determined that 24.5% of the vacant land is within a mapped regulatory floodplain per FEMA, and 100% of the vacant land in the proposed RPA contributes to flooding within the Salt Creek watershed as shown in **Exhibit G**. Thus, the vacant land is eligible as a "blighted area" using the one-factor test.

TWO-FACTOR BLIGHTED FINDING

The following two factors were found to be present:

1. LACK OF GROWTH IN EAV

The Act defines lack of growth in EAV as one or more of the following conditions being true. The total EAV of the vacant portion of the proposed Amendment Area either declined for at least three (3) of the last five (5) year-to-year periods; increased at an annual rate that was less than the balance of the Village for at least three (3) of the past five (5) year-to-year periods; or increased at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in **Attachment 2.**

SB Friedman tabulated the EAV history of all vacant parcels in the proposed Amendment Area 2 for the previous six years (five year-to-year periods) using data provided by the Cook County Assessor and Cook County Clerk. The most recent year for which final information was available was 2024. SB Friedman's analysis identified a lack of EAV growth within the proposed Amendment Area 2 in accordance with the following criteria, as defined in the Act:

1. The EAV growth rate of the proposed Amendment Area 2 parcels has been less than the growth rate of the balance of the Village for three (3) of the last five (5) year-to-year periods; and
2. The EAV growth rate of the proposed Amendment Area 2 parcels has been less than the growth rate of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout the proposed Amendment Area 2. A summary of SB Friedman's findings is presented in **Table 2**.

Table 2: Annual Percentage Change in EAV, 2019-2024

	2019	2020	2021	2022	2023	2024
Proposed Amendment Area 2 Parcels EAV	$87.0 K	$96.2 K	$89.6 K	$87.3 K	$90.1 K	$90.6 K
Percent Change	---	10.5%	-6.8%	-2.6%	3.2%	0.6%
Village of Schaumburg EAV Less Proposed Amendment Area 2 Parcels	$3,832.6 M	$3,913.0 M	$3,649.8 M	$4,062.4 M	$4,210.8 M	$4,176.6 M
Change in Village of Schaumburg EAV Less Proposed Amendment Area 2 Parcels	---	2.1%	-6.7%	11.3%	3.7%	-0.8%
Proposed Amendment Area 2 Parcels - Growth Less Than Village	**---**	**NO**	**YES**	**YES**	**YES**	**NO**
Change in CPI [1]	---	1.1%	4.2%	7.6%	3.3%	3.5%
Proposed Amendment Area 2 Parcels - Growth Less Than CPI	**---**	**NO**	**YES**	**YES**	**YES**	**YES**

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin area, not seasonally adjusted.
Source: Cook County Assessor; Cook County Clerk, SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

2. OBSOLETE PLATTING

This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

The configuration for Parcels 1 and 2 appears to be influenced by the shape of Salt Creek, resulting the parcels' irregular shapes. Furthermore, parcels 4, 5, and 6 lack direct access to public rights-of way. According to the Village's Subdivision and Land Development code's standards, all residential lots must abut a publicly dedicated street. Therefore, obsolete platting is found to be meaningfully present and reasonably distributed throughout the proposed Amendment Area 2.

AMENDMENT AREA 3

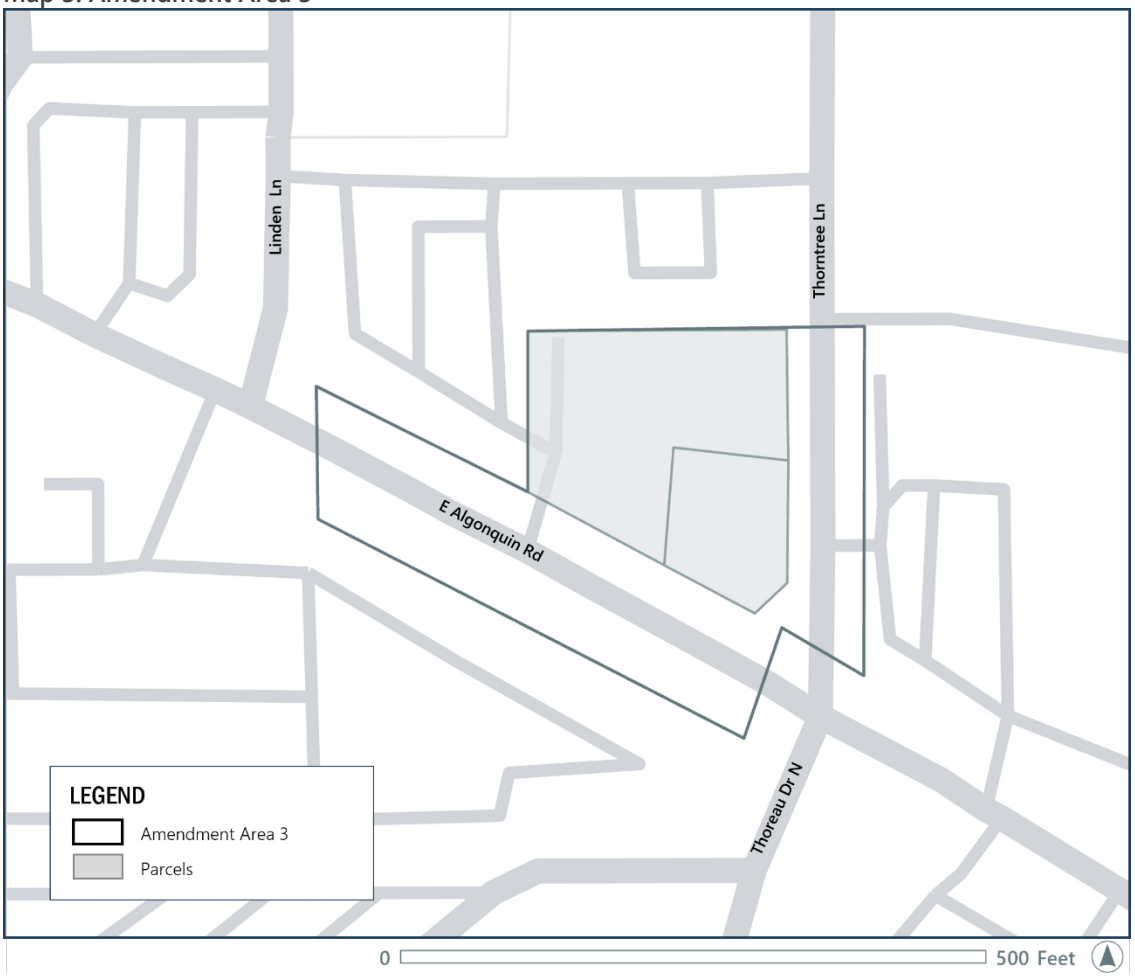
Blighted Area Findings: Vacant Parcels

Based on the conditions found within the proposed Amendment Area 3 at the completion of SB Friedman's research, it has been determined that the proposed Amendment Area meets the eligibility requirements of the Act for inclusion in the existing North Schaumburg RPA as a "blighted area" per the two-factor finding, as detailed below.

Amendment Area 3 consists of the following two (2) parcels, as shown in **Map 3** below:

1. 02-35-305-036 (Parcel 1)
2. 02-35-305-037 (Parcel 2)

Map 3. Amendment Area 3



Source: Cook County, Esri SB Friedman

The following two factors were found to be present:

1. LACK OF GROWTH IN EAV

The Act defines lack of growth in EAV as one or more of the following conditions being true. The total EAV of the vacant portion of the proposed Amendment Area either declined for at least three (3) of the last five (5) year-to-year periods; increased at an annual rate that was less than the balance of the Village for at least three (3) of the past five (5) year-to-year periods; or increased at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in **Attachment 2.**

SB Friedman tabulated the EAV history of all vacant parcels in the proposed Amendment Area 3 for the previous six years (five year-to-year periods) using data provided by the Cook County Assessor and Cook County Clerk. The most recent year for which final information was available was 2024. SB Friedman's analysis identified a lack of EAV growth within the proposed Amendment Area 3 in accordance with the following criteria, as defined in the Act:

1. The total EAV of the proposed Amendment Area 3 parcels declined for thee (3) of the last five (5) year-to-year periods;
2. The EAV growth rate of the proposed Amendment Area 3 parcels has been less than the growth rate of the balance of the Village for three (3) of the last five (5) year-to-year periods; and
3. The EAV growth rate of the proposed Amendment Area 3 parcels has been less than the growth rate of the Consumer Price Index for three (3) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout the proposed Amendment Area 3. A summary of SB Friedman's findings is presented in **Table 3**.

Table 3: Annual Percentage Change in EAV, 2019-2024

	2019	2020	2021	2022	2023	2024
Proposed Amendment Area 3 Parcels EAV	$225.4 K	$273.3 K	$251.2 K	$243.8 K	$283.6 K	$155.7 K
Percent Change	---	21.3%	-8.1%	-2.9%	16.3%	-45.1%
Proposed Amendment Area 3 Parcels - Decline in EAV	**---**	**NO**	**YES**	**YES**	**NO**	**YES**
Village of Schaumburg EAV Less Proposed Amendment Area 3 Parcels	$3,832.5 M	$3,912.8 M	$3,649.7 M	$4,062.2 M	$4,210.6 M	$4,176.5 M
Change in Village of Schaumburg EAV Less Proposed Amendment Area 3 Parcels	---	2.1%	-6.7%	11.3%	3.7%	-0.8%
Proposed Amendment Area 3 Parcels - Growth Less Than Village	**---**	**NO**	**YES**	**YES**	**NO**	**YES**
Change in CPI [1]	---	1.1%	4.2%	7.6%	3.3%	3.5%
Proposed Amendment Area 3 Parcels - Growth Less Than CPI	**---**	**NO**	**YES**	**YES**	**NO**	**YES**

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin area, not seasonally adjusted.

Source: Cook County Assessor; Cook County Clerk, SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

2. OBSOLETE PLATTING

This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

Per the Village's zoning ordinance, the two parcels in the proposed Amendment Area 3 are zoned B-2, or "General Business". SB Friedman's discussions with the Village indicate that retail development is the desired land use outcome for Amendment Area 3. However, neither of the two parcels in Amendment Area 3 is currently configured to attract contemporary retail development. First, the parking lot of the adjacent restaurant overflows into Parcel 2. The Village's zoning ordinance states a minimum of five parking spaces for retail businesses and shopping centers under 50,000 square feet. Hence, this reduces the space available to meet minimum parking requirement of five spaces per the Village's zoning ordinance for new development on Parcel 2. Second, the Village's zoning ordinance requires lots zoned B-2 to have a minimum size of 20,000 square feet. Based on a review of CoStar data, lots with recent retail development are typically at least one acre in size, or at least 43,560 square feet. Parcel 2 is 12,050 square feet in size and does not meet either of these criteria. Finally, recent retail development lots also tend to have a rectangular shape, while neither individual parcel in Amendment Area 3 is rectangular. Hence, land assembly will likely be needed to reconfigure the parcels to the appropriate size and shape to attract contemporary retail development. Therefore, obsolete platting is found to be meaningfully present and reasonably distributed throughout the proposed Amendment Area 3.

3. DIVERISTY OF OWNERSHIP

This includes the diversity of ownership of parcels of vacant land sufficient in number to impede the ability to assemble the land for development.

As discussed earlier, land assembly will likely be required to improve the proposed Amendment Area 3's ability to attract contemporary development. Parcel 2 is under private ownership, while Parcel 1 is owned by the Village. The diverse ownership of the two parcels in Amendment Area 3 presents an impediment to land assembly and future redevelopment. Therefore, diversity of ownership is meaningfully present and reasonably distributed throughout Amendment Area 3.

Summary of Findings

AMENDMENT AREA 1
SB Friedman has found that Amendment Area 1 qualifies to be designated as a "blighted area" for vacant land and is thus eligible for inclusion in the existing North Schaumburg RPA. The vacant land is eligible under the two-factor test due to a lack of growth in EAV and obsolete platting.

AMENDMENT AREA 2
SB Friedman has found that Amendment Area 2 qualifies to be designated as a "blighted area" for vacant land and is thus eligible for inclusion in the existing North Schaumburg RPA. The vacant land is eligible under the one-factor test due to flooding and contribution to flooding in the downstream watershed and is eligible under the two-factor test due to a lack of growth in EAV and obsolete platting.

AMENDMENT AREA 3
SB Friedman has found that Amendment Area 1 qualifies to be designated as a "blighted area" for vacant land and is thus eligible for inclusion in the existing North Schaumburg RPA. The vacant land is eligible under the two-factor test due to a lack of growth in EAV, obsolete platting, and diversity of ownership.

Exhibit F: Housing Impact Study

No updates.

Exhibit G: Flooding Study

28) Add the following document after "EXHIBIT F HOUSING IMPACT STUDY":

MEMORANDUM

December 1, 2025

TO: Lance Dorn – SB Friedman Development Advisors, LLC

CC: Gary Rozwadowski, PE - CBBEL

FROM: Luke J. Sherry, PE, CFM

SUBJECT: Proposed TIF District Assessment – Loeber Farm Property
Village of Schaumburg, Cook County, IL
(CBBEL Project No. 250544)

At the request of the Village of Schaumburg (Village), Christopher B. Burke Engineering, Ltd (CBBEL) prepared this memorandum to summarize our assessment of the Loeber Farm Property as it relates to the Tax Increment Finance District (TIF District) criteria. Specifically, the focus of this effort was on the presence of "chronic flooding," as defined by the Tax Increment Allocation Redevelopment Act.

As part of the Tax Increment Allocation Redevelopment Act, there is consideration given to areas that experience "chronic flooding." This is further defined as an area that, *"Prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.*"

Existing Conditions

The Loeber Farm Property is located northwest of the intersection of Meacham Road and Brookdale Lane, as shown on Exhibit 1. According to the Cook County GIS database, the approximately 32.7-acre property currently consists of six parcels with the following PINs:

- 02-34-400-017-0000
- 02-34-400-018-0000
- 02-34-400-019-0000
- 02-34-200-082-0000
- 02-34-200-083-0000
- 02-34-200-084-0000

The existing site consists of open space (grassed) and wooded areas, with Salt Creek (Upper Reach) generally flowing west to east through the subject property. The portion of the site located north of Salt Creek (Upper Reach) generally drains north to south toward the waterway, while the portion of the site located south of Salt Creek (Upper Reach) generally drains south to north toward the waterway.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 183 of 832 for Cook County and Incorporated Areas, with an effective date of August 19, 2008, there is mapped floodway and floodplain associated with Salt Creek (Upper Reach) on the project site. As depicted

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

on Exhibit 2, approximately 8.0 acres (24.5%) of the subject property is mapped floodplain. Of that 7.7 acres of floodplain, approximately 5.0 acres are mapped floodway. Additionally, there are numerous roadways, properties and structures that are within the mapped floodplain downstream of the subject property.

Proposed Conditions

Any proposed development of this property must provide stormwater management based on the Village Code and the Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance (WMO). The WMO requires stormwater detention for development in the Upper Salt Creek Watershed based on a watershed-specific release rate of 0.20 cfs/acre, which represents the most restrictive release rate in Cook County. That allowable release rate would be potentially further reduced based on the tailwater effects of the onsite waterway, which would increase the volume (and land) needed for detention. Additionally, volume control (retention-based) practices must be provided for the development, calculated as one inch over the proposed impervious area.

To meet the regulations described above, a proposed development would require stormwater management measures such as storm sewers, detention basins, retention/infiltrations practices, and outlet control structures. These measures would be necessary to mitigate the increased stormwater runoff from any new impervious surfaces and prevent downstream impacts.

The presence of regulatory floodplain and floodway on the subject property also limits the development potential of the site. Development in the floodway is regulated by the Illinois Department of Natural Resources – Office of Water Resources (IDNR-OWR) and only development that is classified as an "appropriate use" per the IDNR-OWR Part 3708 Rules is allowed. Furthermore, any development that involves filling in the floodplain must compensate for that fill at a 1.25:1 ratio per the Village Code. This requirement therefore entails additional land to be allocated for this compensatory storage requirement, however, a net increase in flood storage will be created due to the 1.25:1 ratio that is required.

Chronic Flooding Assessment

The "chronic flooding" criteria of the Tax Increment Allocation Redevelopment Act is satisfied due to a significant portion of the subject property (24.5%) being mapped regulatory floodplain per FEMA. And as shown on Exhibit 2, there are downstream flood-prone areas associated with this waterway in addition to the onsite flooding that occurs. While other portions of the property are not mapped floodplain, they drain to Salt Creek (Upper Reach) and therefore contribute to the existing downstream flooding that occurs in the watershed.

Any future development of this property must provide appropriate stormwater management measures per the Village and MWRD requirements, which will be designed to maintain or improve the downstream conditions. In addition, any floodplain fill that is required to make development feasible must be compensated for at 1.25:1 ratio, which will result in the creation of flood storage and will help alleviate the existing flooding.

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9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

Should you have any questions or comments, please feel free to contact me at lsherry@cbbel.com or 847-823-0500.

Sincerely,



Luke J. Sherry, PE, CFM
Senior Water Resources Engineer

LJS
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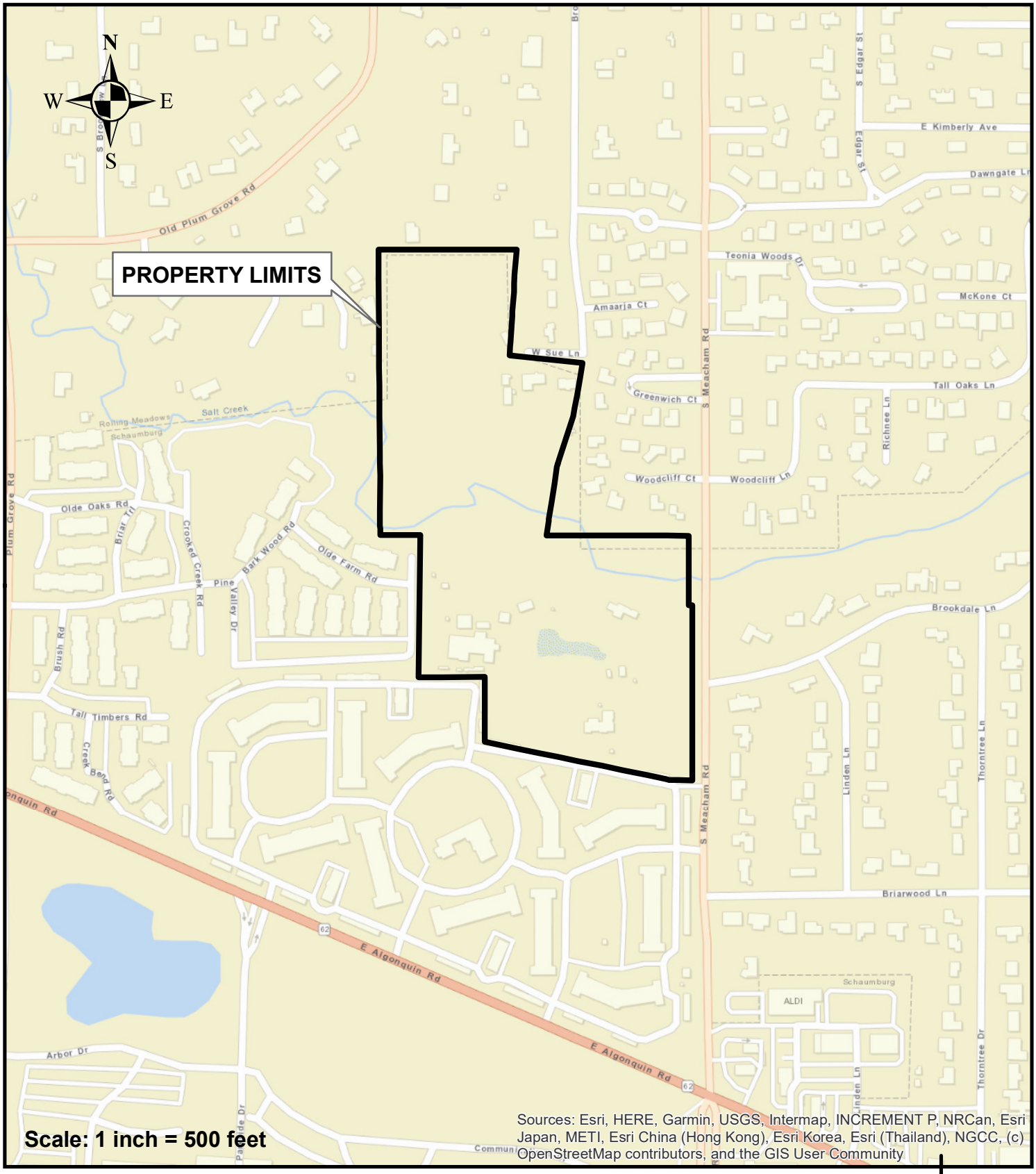
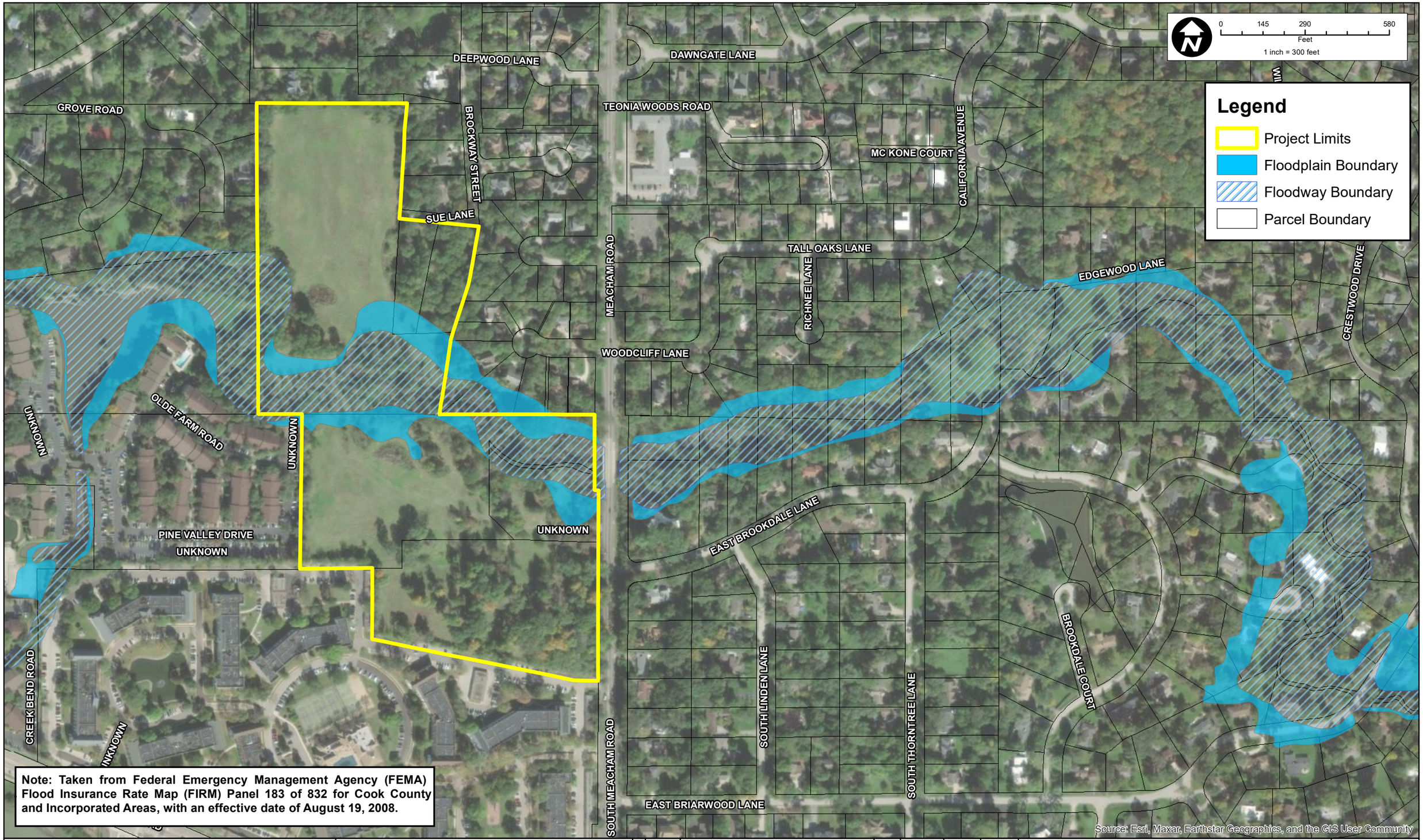


Christopher B. Burke Engineering, Ltd.
9575 West Higgins Road, Suite 600
Rosemont, IL 60018
(847) 823-0500 / FAX (847) 823-0520

CLIENT	JOB#	
SB FRIEDMAN	250544	N W E S
TITLE		DATE
LOEBER FARM PROPERTY PROJECT LOCATION MAP		11/26/25
		EXH 1



Note: Taken from Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 183 of 832 for Cook County and Incorporated Areas, with an effective date of August 19, 2008.

CHRISTOPHER B. BURKE ENGINEERING LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME

DSGN. | DWN. | CHKD. | SCALE: 1"= | PLOT DATE: | CAD USER: | MODEL:

TITLE:

LOEBER FARM PROPERTY FLOODPLAIN EXHIBIT

PROJ. NO. 25-0544
DATE:
SHEET 1 OF 1
DRAWING NO.
EXH 2

Attachment 1: Original Redevelopment Plan

NORTH SCHAUMBURG REDEVELOPMENT PLAN AND PROJECT

VILLAGE OF SCHAUMBURG, ILLINOIS

Al Larson, Village President

This Redevelopment Plan is subject to change based on Village review and comments, and may be revised before the Village issues a final Redevelopment Plan for purposes of the public hearing. Additionally, this Redevelopment Plan is subject to change based on review and comment by the Village and the public at the public hearing. In the event of no changes, this Redevelopment Plan will become final for the purposes of the Village adopting a redevelopment plan and project, designating a redevelopment project area, and adopting the use of tax increment financing in connection with the proposed redevelopment project area described in this Redevelopment Plan.

Prepared for the
Village of Schaumburg

Originally Prepared by:
Busse Consulting, Inc.
January 2009

Amended by:
Teska Associates, Inc.
FINAL January, 2014

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EXHIBIT E ELIGIBILITY STUDY
EXHIBIT F HOUSING IMPACT STUDY

EXECUTIVE SUMMARY

Recently, the Village of Schaumburg completed the North Schaumburg Concept Plan to guide the (re)development of the northeast quadrant of the Village to include a mixed-used, transit-oriented development area in anticipation of the establishment of BRT (Bus Rapid Transit) service, and possible STAR Line Transit Station along I-90, office and industrial uses west of Meacham Road, and residential development along Algonquin Road. The North Schaumburg Plan serves as a planning and development guide generally north and south of the Jane Addams Memorial (Northwest) Toll Road (I-90), and west of Illinois Route 53 ("IL Rt. 53") (the "Project Area").

During the preparation of the North Schaumburg Plan, the Village carefully analyzed the Project Area for purposes of strengthening its prominence within the community by expanding housing, employment, hospitality, retail/entertainment opportunities, and Convention Center business. These analyses led the Village to examine existing physical and economic conditions within the Project Area, and consider possible investments in public infrastructure that may remedy problem conditions, and stimulate private investment.

To further investigate these possibilities, the Village engaged the consulting firm of Teska Associates, Inc. (Teska) to conduct surveys and analyses of the Project Area in order to determine whether existing conditions within the Project Area are sufficient to classify all or portions of the Project Area as a "blighted area", "conservation area", or a combination thereof in accordance with the *Illinois Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1, *et. seq.*) as amended (the "Act").

This document entitled, *North Schaumburg Redevelopment Plan and Project* (the "Redevelopment Plan"), together with EXHIBIT E, *North Schaumburg Redevelopment Project Area Eligibility Study* (the "Eligibility Study", attached hereto and made a part hereof) document conditions that qualify the Project Area for possible designation as a redevelopment project area pursuant to the Act. This Redevelopment Plan and the Eligibility Study serve as the basis for the Village determining whether all or a portion of the Project Area qualifies for designation as a redevelopment project area according to the Act.

Teska concludes that the redevelopment of the Project Area is not reasonably anticipated to occur without (1) the adoption of a redevelopment plan and project to stimulate the comprehensive redevelopment of the Project Area, (2) the designation of the Project Area as a redevelopment project area, and (3) the adoption of the use of tax increment financing ("TIF"), all in accordance with the Act. Through the adoption of this Redevelopment Plan and the use of TIF, the Village will utilize incremental property tax revenue to stimulate the redevelopment of the Project Area. Successful implementation of this Redevelopment Plan requires that the Village utilize incremental property tax revenue in accordance with the Act and work cooperatively with the private sector and local governmental agencies having jurisdiction over the Project Area. Prior to adopting the necessary ordinances approving this Redevelopment Plan, designating the Project

Area and approving the use of TIF, the Village should review this Redevelopment Plan, Exhibit E containing the Eligibility Study, Exhibit F containing the *Housing Impact Study for the North Schaumburg Redevelopment Plan and Project* (the "Housing Impact Study"), the eligibility methodologies, related supporting data, and conclusions contained herein.

Based upon surveys and analyses conducted for the Village by Teska, the Project Area consists of an improved area, and conditions exist within the improved area to classify the Project Area as a "**conservation area**" for purposes of qualifying it as a redevelopment project area in accordance with the Act. In accordance with the Act, more than fifty percent (50%) of the buildings are 35 years of age or older, and of the thirteen total qualifying factors set forth in the Act, the following five (5) factors are present to a meaningful extent, and are reasonably distributed. The following five (5) factors are present to a meaningful extent.

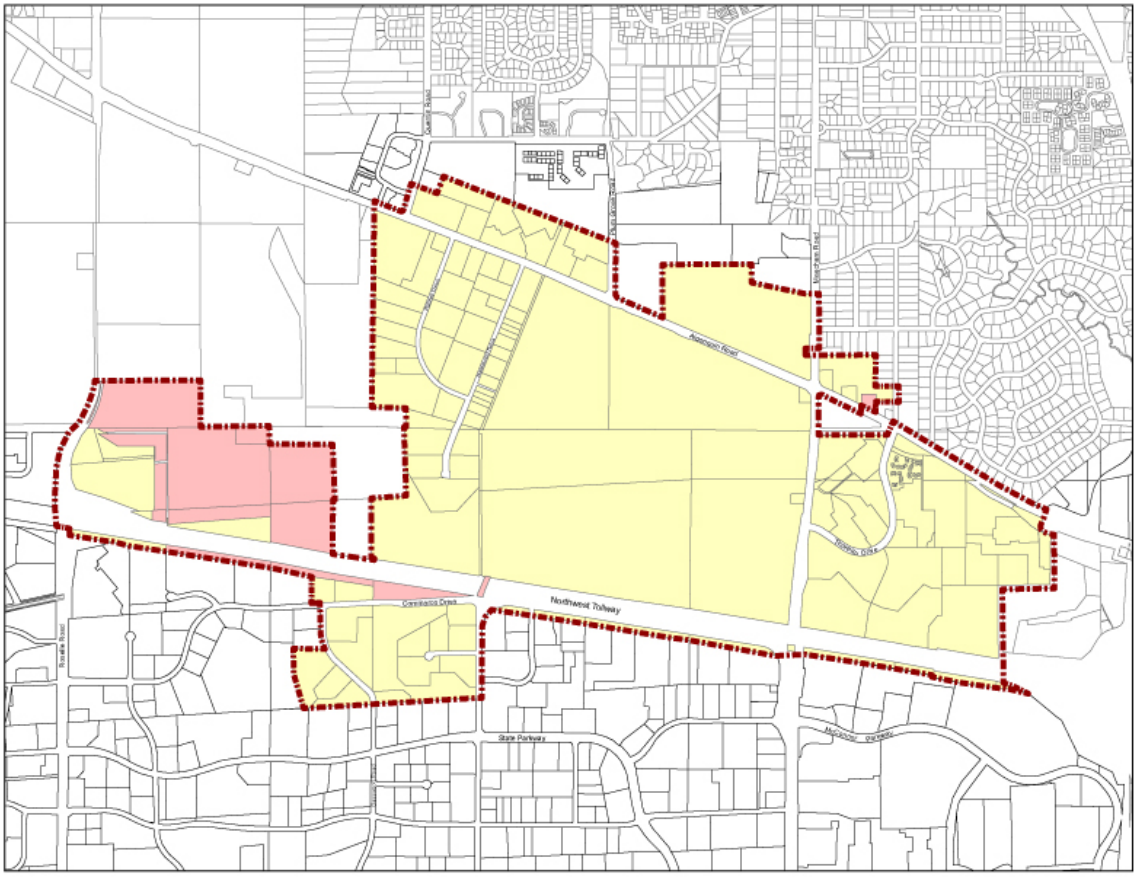
1. Deterioration
2. Obsolescence
3. Excessive vacancies
4. Lack of community planning
5. Declining or lagging equalized assessed valuation ("EAV")

The use of incremental property tax revenue will allow the Village to direct and coordinate public activities and improvements for purposes of stimulating private investments on a comprehensive basis. These improvements, activities, and investments will benefit the Village, its residents, and all taxing districts having jurisdiction over the Project Area. The anticipated benefits include:

- A strengthened real estate tax base for affected taxing agencies;
- Elimination of problem conditions in the Project Area as well as general physical improvement and upgrading of properties; and
- An increased revenue and employment base for the Village and its residents.

I. INTRODUCTION

This document entitled the North Schaumburg Redevelopment Plan and Project, including all exhibits contained in the Appendix (the "Redevelopment Plan"), sets forth the comprehensive plan for redeveloping approximately 1,086 acres within the northern portion of the Village (See Figure 1). This Redevelopment Plan is prepared and the Project Area is designated pursuant to the *Illinois Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1, et seq.) (the "Act"). The Project Area is described on the map below.



**** Note: Areas in RED are currently unincorporated. Unincorporated areas must be annexed into the Village prior to approval of the TIF.***

Figure 1: Project Area

Teska Associates, Inc. (Teska) surveyed the Project Area to determine whether the Project Area qualifies as a "conservation area", a "blighted area", or a combination of both blighted and conservation areas pursuant to the Act. The factors that qualify the Project Area to be designated as a redevelopment project area pursuant to the Act are summarized in this Redevelopment Plan, and are more fully described in Exhibit E, North Schaumburg Redevelopment Project Area Eligibility Study (the "Eligibility Study") located in the Appendix. Teska has prepared this Redevelopment Plan and the related Eligibility Study with the understanding that the Village would rely on: (1) the findings and conclusions of this Redevelopment Plan and the related Eligibility Study in proceeding with the designation of the Project Area and the adoption and implementation of this Redevelopment Plan, and (2) that Teska has obtained the necessary information so that this Redevelopment Plan and the related Eligibility Study will comply with the Act.

A. TAX INCREMENT FINANCING OVERVIEW

In January 1977, TIF was authorized by the Illinois General Assembly through passage of the *Illinois Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1, et seq.) as amended. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance redevelopment project costs with incremental property tax revenue derived from the increase in the current equalized assessed valuation ("EAV") of real property within a redevelopment project area over and above the certified initial EAV of such real property. Any increase in EAV is then multiplied by the current tax rate, which results in incremental property tax revenue.

To finance redevelopment project costs, a municipality may issue obligations secured by estimated incremental property tax revenue generated within a redevelopment project area. In addition, a municipality may pledge toward payment of such redevelopment project costs or obligations any part or any combination of the following: (1) net revenues of all or part of any redevelopment project, (2) taxes levied and collected on any or all property in the municipality, (3) the full faith and credit of the municipality, or (4) any other taxes or anticipated receipts that the municipality may lawfully pledge.

TIF does not levy new taxes or abate taxes. Instead it is a financing mechanism that allows a municipality to capture, for the duration of a redevelopment project area designation, the tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program and pay redevelopment project costs.

All taxing districts continue to receive property taxes levied on the EAV of properties within a redevelopment project area at the time of the TIF creation (referred to as the "Certified Initial EAV"). Additionally, taxing districts may receive annual distributions of "Surplus Funds" following an analysis by the Village of the Special Tax Allocation Fund, which is the fund established by the Village at the time a TIF district is designated, and in which incremental property taxes are deposited. The analysis identifies any portion of the balance that is required, pledged, earmarked, or otherwise designated for payment of obligations and anticipated redevelopment project costs. Any portion of such ending balance that has not been identified or is not identified as being required, pledged, earmarked, or otherwise designated for payment of or securing of obligations or anticipated redevelopment projects costs shall be designated as "Surplus Funds" as set forth in Section 11-74.4-7. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid, and the Village terminates the project area designation.

B. PROJECT AREA HISTORY

In 1956, the founding fathers of Village of Schaumburg incorporated the Village for purposes of planning and accommodating growth and development in the region. During the late 1950s and early 1960s, the State of Illinois began a wide-spread program of

widening two-lane rural farm roads, such as Golf and Higgins Roads, to accommodate commercial and industrial development. By 1962, the State of Illinois had constructed the interchange of Northwest Tollway (I-90) and Illinois Route 53 (I-290), which provided the Village convenient access to a far reaching transportation network within the Chicago region.

This convenient transportation network, combined with abundant farmland, brought about rapid large-scale development within the Village. In 1968, the Village approved the Walden Development for the construction of Walden Apartments and Walden Office Towers within the eastern portion of the Project Area. The 1980s and 1990s saw continued commercial development of the Village with the construction of the Woodfield Village Green Shopping Center, IKEA, Windy Point Office Development, national restaurants and other developments.

During the first decade of the twenty-first century, the Village continues its unique response to addressing the challenges of revitalizing a vibrant community within the Project Area by constructing the Renaissance Hotel and Convention Center and adopting the 2008 STAR Line Transit Oriented Development District Plan ("TOD Plan"). The 2008 TOD District Plan, identified the area in the vicinity of the Schaumburg Convention Center and future rail station as an important opportunity to expand on its role as a premier location for high quality, higher density mix of uses consisting of commercial, entertainment, residential, office, and manufacturing development, while continuing to explore the integration of transit facilities to enhance access. The Convention Center is a first step to the Village's bold T.O.D. Plan and initiative for facilitating public and private investments. The next step is to address public infrastructure needs and impediments to private investment in the remaining parts of the Project Area.

In addition to the TOD area, issues emerging on the Motorola campus and other industrial parks are similar to those addressed in the original 2008 TOD Plan. The functional and economic obsolescence of existing uses and buildings no longer meet the needs of 21st Century companies competing in an increasing global community, nor do they respond to the market opportunity presented at one of the most desirable and accessible locations within the Chicago market.

Although the history of the area, particularly the Walden Development, has well established the Project Area as a mixed-use area over the past 50 years, the area no longer adequately functions as a true mixed-use district. Although various uses are present (office, residential, hotel, restaurant), each has been developed in a segregated manner, such that there is poor access and connectivity for vehicles, bikes, and pedestrians; lack of connected open space for passive and active recreation, and lack of synergy between uses. Much of the Project Area has become functionally obsolete due to the presence of uses and buildings that no longer represent the best use for the area and no longer serve the needs of modern business and due to the poor relationship between and access to various uses. Uses and buildings on the Motorola campus and older industrial areas, several of which are over 40 years old, exhibit conditions of both physical and functional obsolescence, with approximately 35% of the total building square footage vacant on the

Motorola property. As a result, the quality of life for both residents and employees should be improved through better integrated development that improves access between uses, provides more commercial and entertainment uses, and recreational opportunities.

C. PROJECT AREA DESCRIPTION

The Project Area is located in the northeastern portion of the Village, contains approximately 1,086 acres, and is generally bounded by Algonquin Road (IL Route 62) on the north, the Jane Addams Memorial (Northwest) Toll Road (I-90) on the south, Roselle Road on the west and Arbor Drive on the east (the "Project Area"). FIGURE 1, *Project Area Boundary,* illustrates the location and boundary of the Project Area. EXHIBIT B, *Legal Description of the Project Area*, contains the legal description of the Project Area boundary.

The Village and Teska have carefully analyzed existing conditions within the Project Area, as well as considered possible means by which the Village can strengthen the Project Area. The recently completed North Schaumburg Concept Plan serves as the guide for future development within the Project Area.

Currently, developments within the Project Area consist of a series of separate residential, industrial, and commercial developments. FIGURE 2, *Existing Zoning Map*, identifies and illustrates the location of major land uses within the Project Area. The separate design and layout of each land use and components within those land uses does not promote the intended synergistic relationship and activities between and among similar and dissimilar uses within the Project Area. Additionally, the design and layout of current land uses and building orientations largely accommodate and promote automobile use, parking and circulation, rather than enhance the quality of life for residents, employees, and guests through shared parking, pedestrian and land-use connections, and other site amenities.

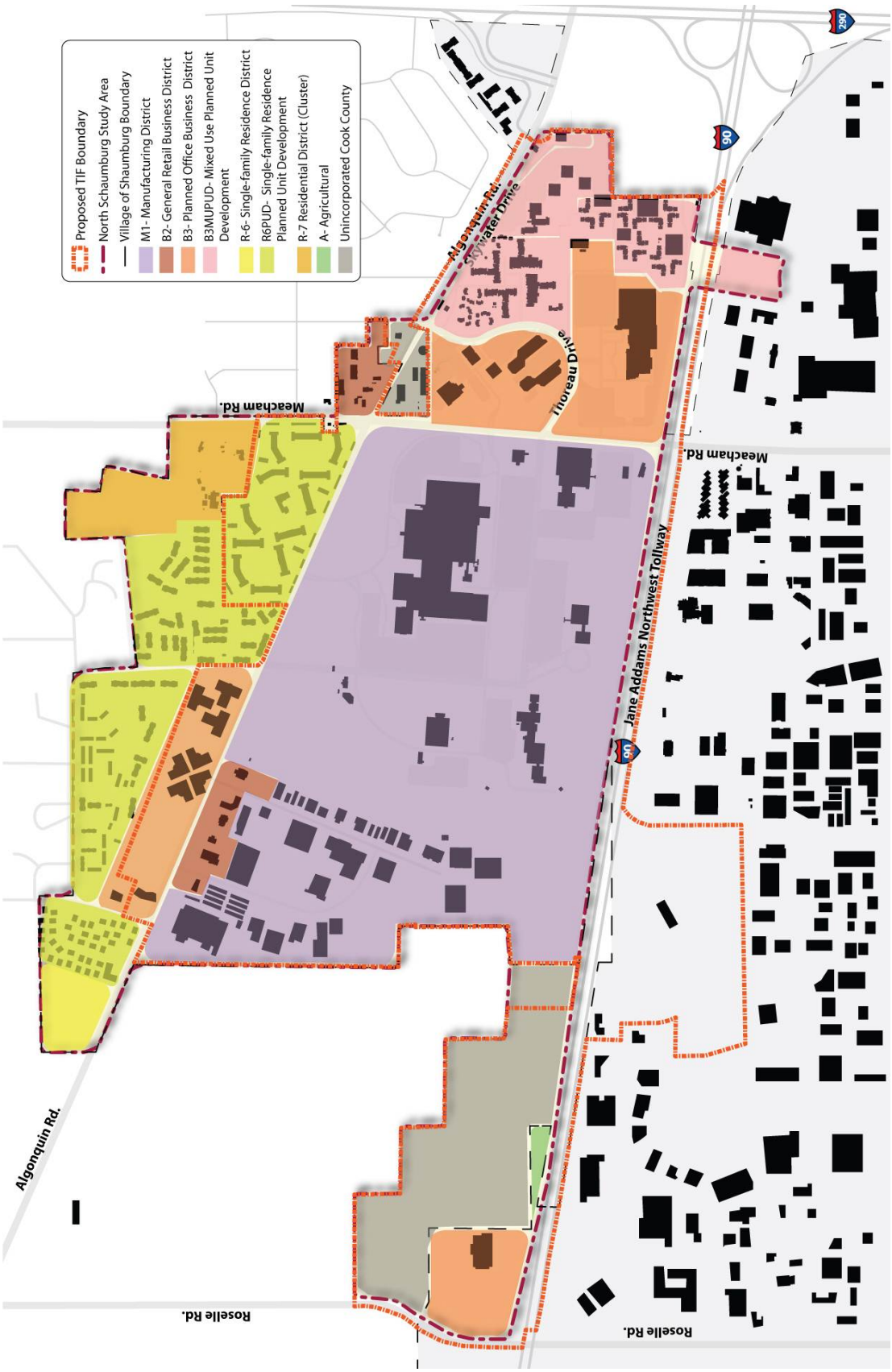


Figure 2: Existing Zoning Map

D. PURPOSE OF REDEVELOPMENT PLAN

This Redevelopment Plan has been prepared in accordance with the provisions of the Act. This Redevelopment Plan sets forth the comprehensive program for accomplishing the redevelopment objectives of the Village, including reducing or eliminating those conditions that qualify the Project Area as a "conservation area" and enhance the tax base of the taxing agencies having jurisdiction over the Project Area. The Redevelopment Plan serves as a guide for redevelopment activities and improvements within the Project Area in order to stimulate private investment in the Project Area. A principal goal of this Redevelopment Plan is that the Project Area be redeveloped on a comprehensive and planned development basis to ensure that private investment and new development:

- Occurs on a coordinated rather than piecemeal basis to ensure that the land use, pedestrian access, vehicular circulation, parking, service, and urban design systems are functionally integrated and meet present-day principles and standards;
- Occurs on a reasonable, comprehensive, and integrated basis to ensure that the adverse conditions are eliminated;
- Supports and utilizes local labor and other resources within the community.

During the implementation of this Redevelopment Plan and the Redevelopment Program, the Village may, from time to time, undertake or cause to be undertaken redevelopment activities and projects. Section III.C, Redevelopment Activities and Projects, summarizes the various redevelopment activities, projects, and municipal powers authorized by the Act.

II. PROJECT AREA ELIGIBILITY / TIF COMPLIANCE

Teska conducted various surveys and analyses during the Fall of 2012 and documented the conclusions of those surveys and analyses in this Redevelopment Plan, including Exhibit E, Eligibility Study. The Eligibility Study documents the “conservation area” factors that are present in the Project Area and that qualify the Project Area for designation as a redevelopment project area pursuant to the definition set forth in the Act for a “conservation area.”

The Act requires that the Village make certain findings and comply with certain requirements in the course of (1) adopting a redevelopment plan and project , (2) adopting the redevelopment project area, and (3) adopting the use of TIF. This section presents the conclusions of Teska that support the findings that must be made by the Village pursuant to the Act. The findings include (A) Project Area designation findings and (B) TIF findings and redevelopment plan and project area compliance requirements.

A. PROJECT AREA DESIGNATION FINDINGS

This section of the Redevelopment Plan establishes the basis for certain Village findings related to the designation of the Project Area as a redevelopment project area. The basis for these necessary findings are presented below and relate to (1) the minimum size, (2) the existence of conditions that cause the Project Area to be classified as a "conservation area," and (3) evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be developed without the use of such incremental property tax revenue.

1. Minimum Size
Pursuant to the Act a redevelopment project area must be not less than 1-1/2 acres in size. The Project Area contains approximately 1,086 acres.

2. Qualifying Conditions
Summarized below are the general requirements for qualifying an area as a "conservation area" as defined in the Act.

Conservation Area
Pursuant to the Act, a conservation area means any improved area in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three (3) or more conservation area factors (as listed in the Act) is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area.

Factors Present
Pursuant to the Act, conditions must exist within a redevelopment project area that cause the area to be classified as a conservation area, or a blighted area, or a combination of both blighted areas and conservation areas. In making the determination of redevelopment project area eligibility, it is not required that each and every property or building in the Project Area exhibit conservation area factors. Instead, eligibility is determined on the basis of the conditions within the Project Area as a whole. To document existing conditions within the improved area, Teska conducted the following surveys and analyses:

- An exterior survey of the condition and use of each building;
- A site conditions survey of streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
- An analysis of existing uses and their relationships;
- A comparison of surveyed buildings to local codes of the Village;
- An analysis of original and current platting and building size and layout;
- An analysis of vacant buildings and tenant spaces;
- An analysis of the assessed valuation of properties over the past five years;
- A review of previously prepared plans, studies, and data.

Based upon surveys and analyses conducted for the Village by Teska, the Project Area consists of an improved area, and conditions exist within the improved area to classify the Project Area as a conservation area for the purposes of qualifying it as a redevelopment project area in accordance with the Act. The improved area contains the prerequisite factor of age (62% are 35 years in age or older), and of the thirteen (13) conservation area factors set forth in the Act, five (5) factors are present. The following five (5) factors are present to a meaningful extent.

1. Deterioration
2. Obsolescence
3. Excessive vacancies
4. Lack of community planning
5. Declining or lagging equalized assessed valuation ("EAV")

Exhibit E, Eligibility Study, documents the extent and distribution of blighting factors within the improved area that allow the Project Area to be classified as a "conservation area" for the purposes of qualifying it as a redevelopment project area in accordance with the Act.

3. Project Area Not Subject to Growth and Development

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan and use of incremental property taxes. Lack of growth and development through investment by private enterprise is evidenced by (a) physical conditions of properties and site improvements, (b) excessive vacancies, and (c) the lack of growth in assessed valuations commensurate to the Village as a whole. Teska concludes that this evidence provides additional support that growth and development of the Project Area is not reasonably anticipated occurring without the use of incremental property tax revenue, and that such incremental property tax revenue will be utilized for the development of the Project Area.

Summarized below are conditions found to be present within the Project Area that provide evidence that the Project Area on the whole has not been subject to growth and development through investment by private enterprise.

a) Physical Conditions

The existing physical conditions provide evidence that within the Project Area there is a lack of growth and development through investment by private enterprise. These physical conditions include (1) obsolescence of existing buildings, which indicates reinvestment has not occurred at a scale to accommodate current market demands, (2) deterioration of buildings and site conditions, which indicates that reinvestment has not occurred at a level to maintain existing properties to attract owners and tenants.

b) Excessive vacancies
The extent and duration of vacancies throughout the Project Area provide evidence that there is a lack of growth and development through investment by private enterprise. TABLE 1, *Office Building Vacancy Rates: 2009 – 2013*, lists historic annual office vacancy rates for the past ten years. During the last 5 years, vacancies have exceeded 40 percent. In the first quarter of 2013, the total vacancy rate for all office buildings was 39 percent, as compared to the overall office vacancy in Schaumburg of 20 percent.

Table 1: Office Building Vacancy Rates: 2009 – 2013

	Total SF	Total Avail SF	% Vacancy
Current	1,148,497	449,358	39.1%
2012	1,148,497	430,915	37.5%
2011	926,180	401,803	43.38%
2010	926,180	395,800	42.73%
2009	926,180	386,050	41.68%

Source: Village of Schaumburg CoStar report through 1Q 2013

Excessive vacancies within four multi-family residential buildings (see Eligibility Study for analysis), is the result of a combination of (i) higher than normal turnover rates for units, (ii) removal of units from the market for purposes of remodeling those units in an effort to enhance their marketability, and (iii) an attempt at converting an apartment into condominiums, which is further aggravated by the current financial market.

c) Lack of Growth in EAV
Based on a comparative analysis of the rate of growth in EAV for the period 2007 through 2012, the Project Area, in the previous 5 years that assessment information is available (the period 2007-2012); the Project Area has decreased in EAV for 4 of those 5 years. (see Eligibility Study for analysis),

In comparison with the remainder of the Village of Schaumburg (total Village EAV minus the Project Area), the Project Area has increased at a rate that is less than the remainder of the Village in 4 of the previous 5 years.
In addition, the Project Area has increased at a rate that is less than the increase in the Consumer Price Index (CPI) for all urban consumers for 4 of the previous 5 years.

d) Conclusion
Based upon the above surveys and analyses, Teska concludes that the Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan and use of incremental property taxes. Furthermore, the Project Area includes only real

property and improvements that are expected to be substantially benefited by the Redevelopment Program.

B. TIF FINDINGS AND COMPLIANCE REQUIREMENTS

This section of the Redevelopment Plan establishes the basis for certain Village findings and redevelopment plan and project area compliance requirements related to the adoption of this Redevelopment Plan and use of TIF. Summarized below are the factors or conditions that form the basis of the Village findings and compliance in connection with (1) the Project Area, (2) the Redevelopment Plan and Redevelopment Program for the Project Area, and (3) the duration of redevelopment projects and the retirement of obligations.

1. Conformity to the Comprehensive Plan
Pursuant to the Act, a municipality must find that the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole.

In 1996, the Village adopted the Village of Schaumburg 1996 Comprehensive Plan (the "Comprehensive Plan"). The Comprehensive Plan embraces the long-range planning directives of several sub-area plans, including: the Golf Road Sector of the Woodfield Regional Concept Plan" (adopted 1990), the State Parkway Sector Plan (adopted 1991) the "Algonquin Road Sector of the Woodfield Regional Concept Plan" (adopted 1992), the Roselle Road Sector Plan (adopted 1992), and the "Unocal Sector of the Woodfield Regional Concept Plan" (adopted 1993).

In 2013, the Village adopted the North Schaumburg Concept Plan, which updates and replaces the previous 2008 STAR Line Area/T.O.D. District Plan (the "T.O.D. Plan"), which is an element of the Comprehensive Plan, and embraces the long-range planning directives of the following sub-area plans: the "Northwest Meacham Road Concept Plan and Design Guidelines" (adopted 2006), and the "Design Guidelines for the Cook County Highway Department Property" (adopted 2006). Additionally, the North Schaumburg Concept Plan is supplemented by the "Woodfield Regional Center Design Guidelines" (adopted 2004), and the "Village Biodiversity Recovery Plan" (adopted 2004).

Together, the Comprehensive Plan, the North Schaumburg Concept Plan, and sub-area plans serve to guide the Village's long-term planning and development decisions. The Redevelopment Program contained within this Redevelopment Plan embraces the long-range planning directives of the Comprehensive Plan, the North Schaumburg Plan, and the sub-area plans, including goals and objectives, land-use development policies, transportation system objectives, economic development objectives, and the vision of the future for the Village.

Section III.B, General Land-Use Plan, reviews the general land-use plan that, upon adoption of this Redevelopment Plan, will have been approved by the Village. This general land-use plan does not change existing zoning of parcels within the Project Area; rather it serves to guide future growth and development within the Project Area. The

general land-use plan reflects the objectives of the Village as documented in this Redevelopment Plan and the Redevelopment Program. The general land uses are designed to encourage redevelopment that is responsive to current and possible future economic conditions and trends, and serves to accomplish the goals and objectives contained in this Redevelopment Plan.

2. Estimated Dates of Completion and Retirement of Obligations

The Redevelopment Plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs. Those dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year, after the year in which the ordinance approving the redevelopment project area is adopted.

It is estimated that the ordinance approving the Project Area will be adopted in the year 2013. Accordingly, the estimated date of completing all Redevelopment Projects and obligations that may be issued to finance redevelopment project costs is December 31, 2037. The final maturity date of any debt obligations that may be issued may not be later than twenty (20) years from their respective dates of issuance.

3. Certification of No Residential Displacement

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units, and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study as part of the redevelopment plan.

The Project Area contains 49 residential structures and 1,700 residential units. For purposes of estimating the number of potentially displaced occupied housing units within the Project Area, Teska determined the occupancy status of the residential units on April 24th, 2013 (based on 2010 Census data) which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates). The Village of Schaumburg adopted an ordinance fixing the time and place for a public hearing on November 20, 2013.

The Redevelopment Program contained in this Redevelopment Plan provides for the redevelopment of several portions of the Project Area that may result in the displacement of residents from inhabited residential units. EXHIBIT F, *Housing Impact Study*, presents certain information required by the Act, including the location and characteristics of inhabited residential units that may be subject to displacement.

Properties that may be subject to change due to redevelopment efforts could result in the removal / displacement of the 1,700 residential units within the project area. Table 3 lists the number and type of units that may be relocated in the future. The removal of any of these buildings containing residential units and any displacement of residents of inhabited

units will be done within the intent of the TIF Redevelopment Plan. These units, if displaced at all, are likely to be displaced over time throughout the life of the Redevelopment Plan. The Village does not intend to use eminent domain authority to assist in the redevelopment of housing units.

Table 2: Number and type of units that may be relocated (maximum)

Housing Type		Number of Such Units that may be relocated
Condominiums	Studio	42
	1 Bedroom	235
	2 Bedrooms	232
Townhomes	2 Bedrooms	38
	3+ Bedrooms	25
Apartments	Studio	72
	1 Bedroom	626
	2 Bedrooms	415
	3 Bedrooms	15

4. "But for" TIF and the Exclusive Utilization of TIF Revenue

In approving this Redevelopment Plan and adopting the use of TIF, the Village hereby affirms and finds that the use of such incremental revenues will be exclusively utilized for the development of the Project Area, and for other projects directly benefiting the Project Area, and in accordance with the Act.

The factors listed below, in addition to those factors cited in the Eligibility Report (Exhibit E) and Section II.A.3, provide evidence to support the Village's finding herein that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, and that the Project Area would not reasonably be developed without the use of incremental revenues derived from TIF. The presence of these factors increase risks associated with private investments, and the mitigation of those factors add prohibitive costs that can only be overcome by the adoption of TIF and the utilization of such incremental revenues for the redevelopment of the Project Area.

a) Extraordinary costs

Lagging rental income and property values, combined with extraordinary costs of maintaining and upgrading obsolete properties within the Project Area have led to disinvestment within the Project Area, including the closing and demolition of Ron Santo's restaurant, located at the northeast corner of Meacham Road and North Thoreau Drive, and discontinuance of use of large portions of existing and complete removal of operations of several older buildings on the Motorola property.

During the last fifteen years, the Village has invested an extraordinary amount of time and public funds within the Project Area to reverse a trend of disinvestment, and create a climate for development by private investment. A major component of this has been the Village's commitment to assist in the funding of the interchange improvements at Meacham and Roselle Roads, accommodating future Bus Rapid Transit (BRT) service planned for the I-90 Corridor, and the potential STAR Line commuter rail station which will serve as a regional transportation hub for the Village and the northwest suburbs. Additionally, the Village's investment in the Convention Center, which includes the Renaissance Hotel, and a future performing-arts theater, has demonstrated its commitment to improvement of the Project Area. The construction of the Convention Center has required substantial public investments on the part of the Village to ensure the Project Area develops on a comprehensive basis. The long-term success of the Project Area serving as a high quality convention, entertainment, residential and office center, and transportation hub for the region, will require continued public investment on the part of the Village.

b) Lack of growth and development
Factors evidencing a lack of growth and development through investment by private enterprise are described in Section II.A.3, and include (a) existing physical conditions of properties and site improvements, (b) excessive vacancies, and (c) the lack of growth in assessed valuations commensurate to the Village as a whole.

c) Conclusion
Teska concludes that the redevelopment of the Project Area is not reasonably anticipated to occur without the use of incremental property tax revenue. Through the adoption of this Redevelopment Plan and the use of TIF, the Village will utilize incremental property tax revenue for the development of the Project Area. Successful implementation of this Redevelopment Plan requires that the Village utilize incremental property tax revenue in accordance with the Act and work cooperatively with the private sector and other local governmental agencies having jurisdiction over the Project Area. Incremental property tax revenue will be utilized by the Village to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the conditions of blight and the financial impediments that have precluded its comprehensive and coordinated development by the private sector.

These improvements, activities, and investments will benefit the Village, its residents, and all taxing districts having jurisdiction over the Project Area. The anticipated benefits within the Project Area include (i) the elimination of problem conditions, (ii) the general improvement of properties, (iii) a strengthened tax base for affected taxing agencies, and (iv) an increased employment base for the Village and its residents.

III. REDEVELOPMENT PROGRAM

The Act encourages public and private sectors to work together to achieve economic growth and development. Through designation of a redevelopment project area, adoption of a redevelopment plan and project, and adoption of the use of TIF, a municipality is granted various powers to facilitate economic growth and development, and is obligated with various duties to fulfill its administrative responsibilities.

Cooperation between the Village, other local governmental agencies, and the private sector to redevelop all or portions of the Project Area will receive significant support from TIF funds made available by the Act. Proper use of this financing tool and other powers authorized by the Act can accelerate and comprehensively guide investment in new public and private improvements and facilities that is essential for the successful managed growth of the Project Area and the elimination of blight factors. Redevelopment of the Project Area is intended to enhance the appearance, image, and viability of the Project Area and the overall Village through public and private improvements, which will result in an increased tax base, and additional employment opportunities.

This section of the Redevelopment Plan presents the comprehensive plan and program to be undertaken by the Village to accomplish the redevelopment objectives of the Village, reduce or eliminate those conditions that qualify the Project Area as a "conservation area," and enhance the tax base of the taxing agencies having jurisdiction over the Project Area. The Project Area includes only real property and improvements that are expected to be substantially benefited by the Redevelopment Program.

A. REDEVELOPMENT GOALS, OBJECTIVES, AND GUIDELINES

This section of the Redevelopment Plan identifies the redevelopment goals, objectives, and guidelines adopted by the Village for the Project Area. Section III.C, *Redevelopment Activities and Projects*, identifies redevelopment improvements and redevelopment activities the Village plans to undertake to achieve the redevelopment goals and objectives contained in this Redevelopment Plan.

1. Overall Goals

The primary goal of the Village is to:

a) Renovate and promote new business within the entire Project Area on a comprehensive and planned development basis in order to ensure that new development occurs, and existing businesses are improved:

(i) On a coordinated rather than piecemeal basis to ensure that the land use, pedestrian access, vehicular circulation, parking, service, and urban design

systems are functionally integrated and meet present-day principles and standards;

(ii) In a comprehensive manner to ensure that the blight factors are eliminated;

(iii) Within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the Village; and

(iv) In a manner that supports and takes advantage of labor, financial institutions, and other resources within the community.

Additional goals of the Village are listed below. These goals provide the overall framework for guiding decisions during the implementation of this Redevelopment Plan.

b) Eliminate the influences and the manifestations of physical and economic deterioration and obsolescence within the Project Area that qualify the Project Area for designation as a redevelopment project area

c) Promote the North Schaumburg Concept Plan that encourages the vertical and horizontal integration of mixed uses that enhance the health, safety, and general welfare of the residents of the Village

d) Strengthen the economy of the Village, and increase the real estate tax base for the Village and other taxing agencies having jurisdiction over the Project Area

e) Increase commercial activity, residential options, and create employment opportunities

2. Redevelopment Objectives

Listed below are objectives of this Redevelopment Plan that guide its implementation for purposes of accomplishing the goals and objectives of the Village.

a) Promote future land uses that are compatible with and support the Renaissance Hotel, Convention Center and future transportation center.

b) Coordinate planning and development efforts with the State of Illinois and Illinois Tollway Highway Authority (ITHA) in connection with the design and construction of the proposed I- 90 ingress and egress ramps at Meacham Road, and BRT system.

c) Coordinate planning and development efforts with the City of Rolling Meadows including the design and construction of the realignment of Arbor Drive, the construction and alignment of possible new internal circulation roads, and the integration of new mixed uses.

d) Encourage the comprehensive renovation of the Project Area through the assembly, preparation, marketing, and disposition of vacant and underutilized buildings and sites, and stimulate, as needed, private investment through the use of Village incentives, including TIF.

e) Integrate BRT and local transit services modes within the Project Area that promotes a convenient pedestrian circulation along an attractive pedestrian oriented streetscape, particularly within Walden Urban Village Area, and within a ½-mile radius of the proposed transportation center.

f) Encourage a complementary mix of residential, commercial, office and convention uses that are vertically and horizontally integrated, both functionally and aesthetically, and consistent with the goals and objectives contained in the Comprehensive Plan and the North Schaumburg Plan, and enhance the visibility and orientation of uses along I-90.

g) Improve, reconstruct, and relocate, where necessary, utilities and roadways to facilitate and enhance the improvement and development of the Project Area.

3. Development and Design Guidelines

Listed below are development and design guidelines for purposes of accomplishing the goals and objectives in this Redevelopment Plan.

a) Create a unifying pedestrian-oriented streetscape design that integrates multiple transportation modes, and includes easily readable information and directional signage.

b) Improve access to, and internal circulation within the Project Area, including the new I-90 ingress and egress ramps planned at Meacham Road, intersection improvements along Meacham and Algonquin Roads, and interconnections of land uses within the Project Area.

c) Design and install unifying architectural, signage and landscape features at key entranceways along Meacham and Algonquin Roads, as well as throughout the Project Area that help to create distinction and a sense of place within the Project Area, as well as a sense of arrival at key entranceways.

d) Enhance sight lines and visual corridors across and within the Project Area for purposes of creating aesthetically pleasing vistas from I-90, Algonquin and Meacham Roads, and uses within the Project Area.

e) Encourage high standards of design and quality appearance for new, rehabilitated, and reconstructed buildings, rights-of-way, and open spaces.

f) Encourage shared use of private access drives and parking lots to reduce the number of curb cuts and turning movements along Algonquin and Meacham

Roads, as well as internal collector streets.

g) Reduce the impact of land devoted for purposes of emergency vehicles by integrating such land into pedestrian-oriented plazas, and other 24/7 features that limit vehicular access by decorative removable bollards and stanchions.

h) Encourage entertainment-oriented restaurant and retail uses alongside plazas, water features, and streetscapes to enhance the promotion of festive public gatherings.

i) Design and install a unifying streetscape that creates a sense of place within the Project Area, including paving materials (stamped or other), lighting, sidewalks, benches, gathering places, and landscaping.

j) Create pedestrian and bicycle linkages that minimize distances for pedestrian connections between uses, and promote safe and convenient pedestrian and bicycle connections between mixed-uses.

k) Ensure that storm-water drainage is properly designed to mitigate existing or potential flooding.

l) Ensure that service drives, loading facilities, and refuse areas are arranged in compatible groupings to minimize their impact on the Project Area while serving all uses.

m) Assure that Redevelopment Projects complement one another in terms of size, scale, intensity, and appearance, and are functionally and aesthetically integrated.

B. GENERAL LAND-USE PLAN

The general land-use plan included herein contains land uses that, upon adoption of this Redevelopment Plan by the Village, will serve to guide the redevelopment of the Project Area. This general land-use plan describes the general land uses that will be in effect upon adoption of this Redevelopment Plan, and does not change the existing zoning of parcels within the Project Area; rather it serves to guide future growth and development of the Project Area.

FIGURE 3, *General Land-Use Plan*, which is a part of the North Schaumburg Concept Plan, illustrates the general land uses that will apply within the Project Area upon adoption of this Redevelopment Plan. The proposed land uses are intended to promote a mix of land uses that complement one another and are within close proximity of each other to promote walking from one location (home) to another (retail or work). An objective of this Plan is to alter conventional commuting by reducing the reliance on automobiles, and promoting the use of public transit and walking. This concept becomes a practical means of travel when housing, retail, and job centers are located near one another, and are within a one-half mile walking distance of a transit stop and commercial areas. The key concept in mixing land uses within transit-oriented districts is to create communities where daily activities and destinations, such as pre-schools, dry-cleaning, groceries, etc. are in close proximity to one another and to transit stations, thereby reducing the reliance on automobiles.

The major land uses contained in the general land use plan include Residential, Office, Industrial, Mixed Use, Commercial, Entertainment Retail and Convention Center-Mixed Use. Residential land use is intended to encourage the maintenance and upgrade of existing residential properties, as well as provide an opportunity for vertically integrated residential developments where the ground floors may include commercial uses.

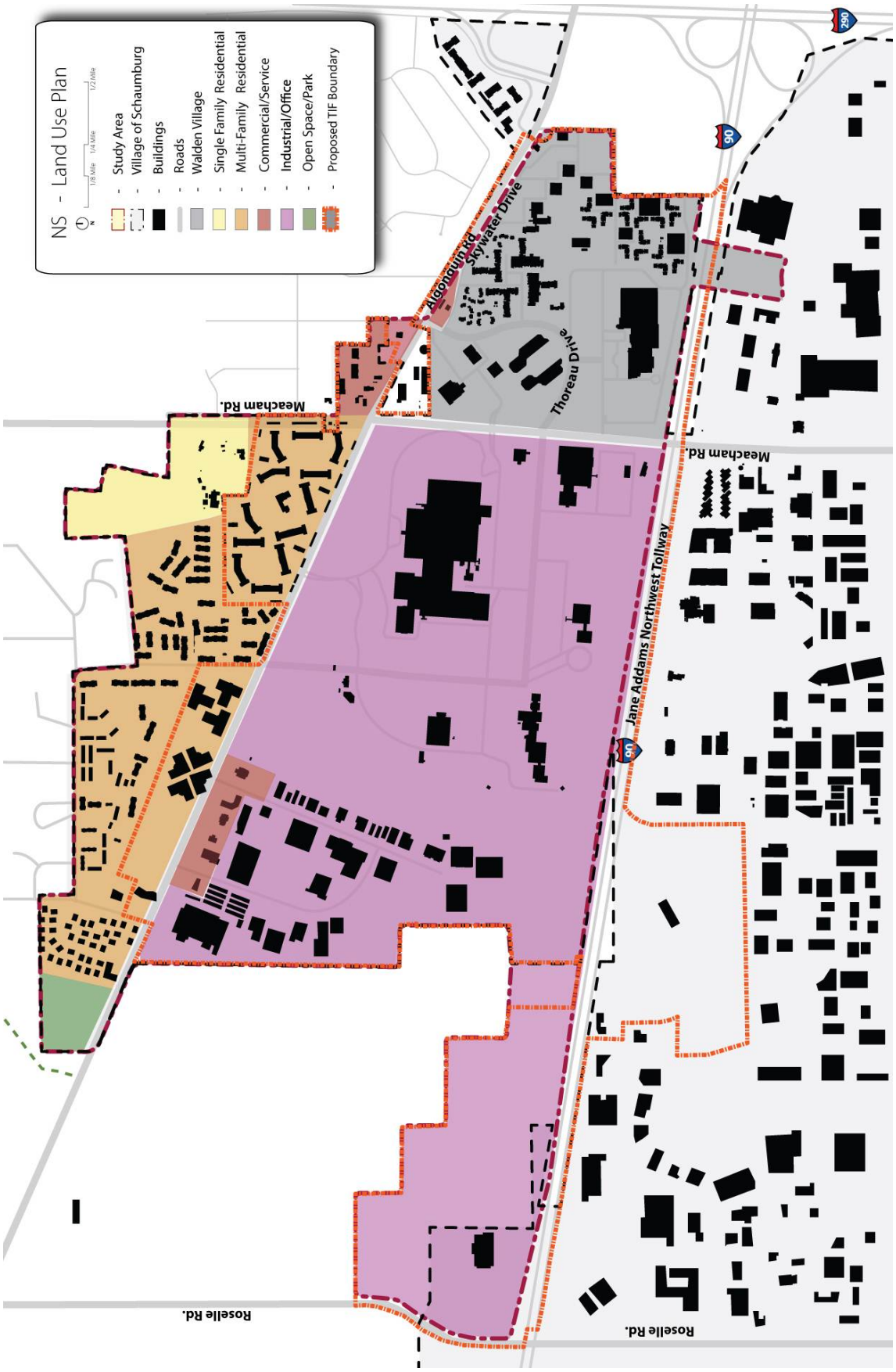

NS - Land Use Plan
Study Area
Village of Schaumburg
Buildings
Roads
Walden Village
Single Family Residential
Multi-Family Residential
Commercial/Service
Industrial/Office
Open Space/Park
Proposed TIF Boundary
Algonquin Rd.
Skywater Drive
Thoreau Drive
Meacham Rd.
Meacham Rd.
Jane Addams Northwest Tollway
Roselle Rd.
Roselle Rd.
90
90
290

Figure 3

C. REDEVELOPMENT ACTIVITIES AND PROJECTS

The Village proposes to accomplish its redevelopment goals and objectives for the Project Area through public financing including, but not limited to, tax increment financing, and by utilizing such financing to undertake all or a portion of the redevelopment activities and improvements contained in this section.

This section presents various redevelopment activities and projects the Village may undertake on its own, or may cause to be undertaken on behalf of the Village by entering into redevelopment agreements with private entities and intergovernmental agreements with public entities.

The redevelopment activities and projects contained in this Redevelopment Plan are intended for the furtherance of this Redevelopment Plan. In the event the Village determines that the implementation of certain redevelopment activities and projects are not feasible, the Village may adjust the scope of such redevelopment projects and activities.

Pursuant to the Act, the Village intends to undertake all or a portion of the following redevelopment activities and projects for the furtherance of this Redevelopment Plan and to achieve the Village's goals and objectives contained in this Redevelopment Plan. Listed and briefly described below are some, and not necessarily all, of the redevelopment activities and projects to be undertaken (collectively referred to as the "Redevelopment Projects").

1. Studies, Surveys, Professional Fees, Administration, etc.

The Village may undertake or engage professional consultants, engineers, architects, attorneys, financial consultants, etc. to conduct various analyses, studies, surveys, administration, or legal services to establish, implement, and manage this Redevelopment Plan.

2. Land Assembly and Site Preparation

Generally, land assembly and site preparation includes, and is not limited to land acquisition, vacation of alleys and rights-of-way, environmental clean-up, demolition, grading, the removal of earth, stone, building debris, or similar materials, grading, construction of public infrastructure and roadways, and other direct or incidental activities related to Redevelopment Projects in connection with the Redevelopment Program.

To meet the goals and objectives of this Redevelopment Plan, the Village may acquire and assemble, or cause to be assembled, property throughout the Project Area. Land assemblage by the Village may be by purchase, exchange, donation, lease, or eminent domain, and may be for the purpose of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance, or dedication for the construction of public improvements or facilities. Furthermore, the Village may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for

disposition and development. The acquisition of such real property, as may be authorized by the Village Board, does not constitute a change in the nature of this Redevelopment Plan.

Upon assembling property, the Village may (i) clear the land of existing improvements, (ii) remove and grade soils, and (iii) prepare the site with suitable soils and materials for new construction.

3. Provision of Public Improvements and Facilities
The Village may provide public improvements and facilities that are necessary to serve the Project Area in accordance with this Redevelopment Plan. Public improvements and facilities may include, and are not limited to, the following.

a) Roadways, utilities, and related improvements
Roadways, utilities, and related improvements include, and are not limited to, those improvements in connection with the following:

- Construction, reconstruction, repair, or resurfacing of roadways, intersections and related traffic circulation and signalization improvements along Meacham, Algonquin and Roselle Roads and throughout the Project Area that serves to improve traffic and pedestrian circulation, as well as enhance the development of parcels.

- Design and construction coordination with the State, ITHA, and the Village of Rolling Meadows in connection with the potential STAR Line Station, the new I-90 ingress and egress ramps planned at Meacham Road, general viaduct improvements, and Roselle Road interchange improvements.

- Coordinate planning and development efforts with the City of Rolling Meadows, including the design and construction of the realignment of Arbor Drive, and the construction and alignment of possible new internal circulation roads. Pedestrian/Bicycle overpasses across all major roadways and I-90.

- Expansion of public infrastructure to serve planned industrial development in the western portion of the Project Area.

- Public parking facilities, storm water drainage and detention, and construction of engineered environmental barriers.

- Other improvements that may be incidental to the redevelopment of the Project Area and which are required for the successful completion of a redevelopment project, including roadway and viaduct improvements located adjacent to the Project Area.

b) Streetscape and Related Improvements
Landscape improvements, street lighting, and general beautification and related improvements include, and are not limited to, those improvements in connection with the following:

- Perimeter rights-of-way, including Algonquin, Meacham, and Roselle Roads.
- Internal rights-of-way.
- The potential STAR Line Station, including planned ancillary uses such as a performing-arts theater, parks, and public parking facilities.
- Design and construction coordination with the Village of Rolling Meadows in connection with the realignment of Arbor Drive, possible new internal circulation roads, streetscape lighting and landscaping.
- Design and install unifying architectural, signage, streetscape, and landscape features at key entranceways along Meacham, Roselle and Algonquin Roads that promote distinction and a sense of place within the Project Area, as well as a sense of arrival at key entranceways.
- Public plazas and gathering places, and pedestrian and bicycle paths and connections.

c) Public Works, Improvements, Capital, and Other Costs
Subject to the limitations of the Act, public works, improvements, and capital costs include, and may not be limited to the following:

- Job training programs, and a taxing district's increased costs attributable to TIF-assisted housing, and capital costs resulting from a redevelopment project in furtherance of the objectives of this Redevelopment Plan.
- Construction of community facilities in furtherance of the objectives of this Redevelopment Plan.
- Coordination with developers on the construction and installation of necessary water mains, and storm water and sanitary collection and sewer facilities.

d) Park and Open-Space Improvements
Park and open-space improvements include, and are not limited to, those improvements in connection with the following:

- Future parks, open spaces, greenways, lakes, and public and private plazas for the enjoyment of all Village residents.

4. Redevelopment Agreements and Intergovernmental Agreements
The Village may enter into redevelopment agreements or intergovernmental cooperation agreements ("ICA") with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels. Additionally, ICAs may contain provisions to pay all or a portion of a taxing district's capital costs resulting from, or incurred in connection with a redevelopment project in furtherance of this Redevelopment Plan.

5. Building Rehabilitation
The Village may encourage the rehabilitation of buildings that are structurally sound.

6. Relocation Assistance
Relocation assistance may be provided in order to facilitate renovation and redevelopment of portions of the Project Area, and to meet the other Village objectives. Businesses legally occupying properties to be acquired by the Village may be provided relocation advisory and financial assistance as determined by the Village. Relocation assistance to residents will be provided in accordance with the provisions of the Housing Impact Study and the Act.

7. Job Training
Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area. Also, in accordance with the Act, costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts

D. REDEVELOPMENT PROJECT COSTS

Reviewed below are the various redevelopment expenditures that are eligible for reimbursement under the Act. While any and all of these redevelopment project costs may be incurred by the Village in furtherance of this Redevelopment Plan, Section D.2., *Estimated Redevelopment Project Costs*, lists the types and amounts of redevelopment project costs that are estimated to be incurred for the furtherance of this Redevelopment Plan.

Following the approval of this Redevelopment Plan, in the event the Act is amended to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs, the Redevelopment Project Costs contained in this Redevelopment Plan shall be deemed to incorporate such additional or expanded costs to the extent permitted by law without amendment to this Redevelopment Plan. However, in no instance shall such additions, or expanded authority increase total Redevelopment Project Costs beyond amounts permitted by the Act without further amendment to this Redevelopment Plan.

1. Estimated Redevelopment Project Costs

Exhibit C, *Estimated and Eligible Redevelopment Project Costs*, contains an estimate of Redevelopment Project Costs for implementing this Redevelopment Plan. The estimate provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance cost, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan, to the extent permitted by the Act. Additional funding in the form of federal, State, County, or local grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities that are of benefit to the general community.

2. Eligible Redevelopment Project Costs

Exhibit C, *Estimated and Eligible Redevelopment Project Costs*, contains a summary of eligible Redevelopment Project Costs contained within the Act, and which the Village may expend for purposes of implementing this Redevelopment Plan.

E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived principally from incremental property tax revenue in the manner provided in paragraph (c) of Section 11-74.4-9 of the Act. It is estimated that the incremental increase in property taxes over the term of the TIF District in 2012 dollars will be ***$573,436,708***. Pursuant to the Act, a municipality's own ad valorem tax arising from levies on taxable real property must be included in the determination of incremental property tax revenue. If the municipality does not extend such a tax, it shall annually deposit in the municipality's Special Tax Increment Fund an amount equal to 10% of the total contributions to the fund from all other taxing districts in that year. Other sources of funds that may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, and other legally permissible funds the Village may deem appropriate. The Village may incur redevelopment project costs that are paid for from funds of the Village other than incremental taxes, and the Village may then be reimbursed for such costs from incremental taxes. Also, the Village may permit the utilization of guarantees, deposits, and other forms of security made available by private sector developers.

The Village and adjacent municipalities may jointly undertake and perform redevelopment plans and projects and utilize the provisions of the Act wherever redevelopment project areas are contiguous or tax increment financing is adopted with respect to a redevelopment project area that includes contiguous real property within the boundaries of the municipalities. In doing so, the Village and adjacent municipalities may, by agreement, issue obligations, separately or jointly, and expend revenues received under the Act for eligible expenses anywhere within contiguous redevelopment project areas or as otherwise permitted in the Act.

The Village may utilize net incremental property tax revenue received from the Project

Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may be or become contiguous to, or separated only by a public right of way from, one or more redevelopment project areas created pursuant the Act. If the Village finds that the goals, objectives, and financial success of such contiguous redevelopment project areas are interdependent with those of the Project Area, the Village may determine that it is in the best interests of the Village and the furtherance of the purposes of this Redevelopment Plan that net incremental property tax revenue from the Project Area be made available to support any such redevelopment project areas, including coordinating with the Village of Rolling Meadows, and vice versa, so long as the Village of Rolling Meadows provides for the same TIF authorization in its Plan. The Village, therefore, proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs in any such areas and vice versa. The Village may transfer or loan such revenue between the Project Area and such adjacent areas, whether in the Village, or within an adjacent and cooperating village. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Exhibit C, Estimated Redevelopment Project Costs, of this Redevelopment Plan.

F. NATURE AND TERM OF OBLIGATIONS

The Village may issue obligations pursuant to Section 11-74.4-7 of the Act. Such obligations may be secured by the special tax allocation fund and, to enhance the security of a municipal obligation, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The estimate date to complete all project approvals and financing commitments is 24 years from the date of the adoption of the Redevelopment Plan. All Redevelopment Project obligations issued to finance Redevelopment Project costs shall be completed no later than December 31 of the year in which the payment to the municipal treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted. Village approval and designation of this Redevelopment Plan and Project Area is expected to occur in 2013. Accordingly, all obligations issued to finance Redevelopment Project costs shall be completed by December 31, 2037, and the Village shall dissolve this Redevelopment Plan and Project Area no later than December 31, 2038. Also, the final maturity date of any such obligations issued may not be later than twenty (20) years from their respective issuance dates. One or more series of

obligations may be issued on a parity or subordinate basis at one or more times in order to implement this Redevelopment Plan.

In addition to paying Redevelopment Project Costs, incremental property taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves, and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked, or otherwise designated for the payment of Redevelopment Project Costs, excess Incremental Property Taxes shall then become available for distribution to taxing agencies having jurisdiction over the Project Area in the manner provided by the Act.

G. EQUALIZED ASSESSED VALUATION

1. Most Recent EAV

The 2012 EAV is the most recent EAV of all taxable parcels in the Project Area, and the total EAV of all taxable parcels within the Project Area is estimated to be **$213,676.423**. This estimate is based on the Cook County Board Certified 2012 assessed valuations and the 2012 Cook County State Equalization Factor of 2.8056. This estimate is subject to verification and final certification by the County Clerk of Cook County, Illinois. After verification, the final amount shall be certified by the County Clerk, and shall become the Certified Initial EAV from which all Incremental Property Taxes in the Project Area will be calculated by Cook County. The 2012 EAV of the Project Area is summarized on a parcel basis in Exhibit D, *Estimated Initial EAV by Parcel,* located in the Appendix.

2. Anticipated EAV

In the year 2037, the EAV of the Project Area is estimated to be approximately ***$1,109,776,570*** (expressed in 2013 dollars), representing a 420% growth. This estimate is for the entire Project Area and is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner, 2) the market value of the anticipated developments will increase following completion of the Redevelopment Projects described in this Redevelopment Plan, 3) the State Equalization factor will remain approximately 2.8056, and 4) the current 2012 assessment rates.

H. FINANCIAL IMPACT

This section presents an estimate of the financial impact of the Project Area on taxing agencies affected by this Redevelopment Plan. The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing agency affected by this Redevelopment Plan and a description of any program to address such financial impacts or increased demand. This section examines the financial impact of the Project Area on taxing agencies affected by this Redevelopment Plan. The following section describes anticipated increased demands for services from taxing agencies affected by this Redevelopment Plan and a description of any program to address such increased demands and financial impacts.

The Redevelopment Program contained within this Redevelopment Plan describes the comprehensive program the Village intends to undertake to encourage private investment within the Project Area. If successful, the implementation of this Redevelopment Plan and the Redevelopment Program will assist in promoting public and private investments in the community, providing community programs, creating new jobs, and thereby alleviating blighting conditions in the Project Area.

Without the designation of the Project Area, and the adoption of this Redevelopment Plan and use of TIF, the Project Area is not expected to be redeveloped on a comprehensive basis by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire Project Area and adjacent neighborhoods will become less attractive to investors and prospective homeowners. The continued decline of the Project Area could have a detrimental effect on the growth of property values in surrounding areas and could lead to a trend of disinvestment in the general area and a reduction in real estate tax revenues to taxing agencies having jurisdiction over this area.

The implementation of this Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing agencies. During the period when tax increment financing is utilized, real estate tax increment revenues from increases in EAV over and above the certified initial EAV is allocated to the Project Area and may be used to pay eligible redevelopment project costs incurred within the Project Area. After the termination of the use of TIF within the Project Area, the increased real estate tax revenues resulting from the redevelopment of the Project Area will be distributed to all taxing agencies having jurisdiction over the Project Area. These revenues will then be available for use by those taxing agencies.

The Village intends to monitor development in the Project Area and, with the cooperation of affected taxing agencies, will attempt to ensure that any increased needs are addressed in connection with any particular development. Provided below are the sixteen (16) taxing agencies having jurisdiction over all or a portion of the Project Area.

Ct.		Governmental Agency
1		County of Cook
2		Schaumburg, Town of
3		Schaumburg, Village of
4		School District CC 54
5		Palatine Twp. H.S. Dist. 211
6		Harper Community College Dist. 512
7		Schaumburg Park District
8		Schaumburg Twp. Library Dist. Fund
9		MWRD

10		NW Cook Mosq. Abatement Dist.
11		Northwest Suburban Mass Transit Dist. [1]
12		Suburban TB Sanitarium
13		School District #15
14		Palatine Park District
15		Palatine Public Library District
16		Palatine Township

[1] The Northwest Suburban Mass Transit District was established in the 1970s, and has the authority to levy a tax. However, the Northwest Suburban Mass Transit District has never levied a real estate tax. While Cook County continues to track this district as active, the County is unaware of whether the district has an active board of trustees.

I. DEMAND ON TAXING DISTRICT SERVICES

The implementation of this Redevelopment Plan may cause an increased demand for services on one or more of the affected taxing districts listed above. This section provides an assessment of any financial impact that the implementation of the Redevelopment Plan may have on, or any increased demand for service from, any taxing agency affected by the Redevelopment Plan, and a description of any program to address such financial impacts or increased demand. Given the preliminary nature of the Redevelopment Plan and Redevelopment Program, specific programs to address the financial impact or increased demands from potential redevelopment projects cannot be provided at this time. The Village intends to monitor development in the Project Area and with the cooperation of the affected taxing agencies will attempt to ensure that any increased demands are addressed in connection with any particular development.

Village of Schaumburg

The Village is responsible for a wide range of municipal services including: police protection, fire prevention/suppression, installation and maintenance of public infrastructure improvements related to water supply/distribution, sanitation service, storm-water collection/management, and zoning codes related to buildings and housing. Additionally, the Village is responsible for guiding economic development throughout the community, and strengthening the tax base for all taxing districts so that residents are not disproportionately burdened by taxes.

Replacement of vacant and underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the Village. As a result of the implementation of this Redevelopment Plan, the demands on police protection, fire prevention/suppression, and infrastructure improvements of the Village may increase. Specifically, the improvement of vacant or underutilized properties may require the construction or reconstruction of water, sewer, storm water, and roadway improvements. The redevelopment projects are reliant on the installation of those facilities and provision of those services and would not be developed without them.

It is anticipated that incremental property taxes may be used to cause all or a portion of those improvements to be constructed.

The redevelopment of the Project Area may also include the construction of one or more new residential and commercial buildings, public open spaces and parks, public plazas or other gathering places that may require additional police protection and fire prevention. However, this and other increased demands on municipal services, such as police protection, fire prevention, housing, zoning, and other divisions are expected to be handled adequately by the existing operations of those divisions. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

School Districts

Listed below are the elementary and high school districts having jurisdiction over the Project Area (the "Primary School(s)"), the roles of each Primary School, and the estimated financial impact the implementation of the Redevelopment Plan may have on, or any increased demand for service from, Primary Schools affected by the Redevelopment Plan, and a description of a program to address such financial impacts or increased demand.

School District CC 54

General responsibilities of School District CC 54 ("SD 54") include the provision, maintenance, and operation of education facilities, and the operation of education services for kindergarten through eighth grades for the area south of the vacated Central Road right-of-way.

Palatine Township High School District 211

General responsibilities of Palatine Township High School District 211 ("SD 211") include the provision, maintenance, and operation of education facilities, and the operation of education services for ninth through twelfth grades, and as necessary, job training and retraining services for the entire Project Area.

Palatine Community Consolidated School District 15

Community Consolidated School District 15 is the third largest elementary district in Illinois, serving a diverse population of all or part of seven northwest suburban communities: Palatine, Rolling Meadows, Hoffman Estates, Inverness, South Barrington, Arlington Heights, and Schaumburg.

Estimated Financial Impact and Program

It is possible that new residential and commercial developments may be constructed in the Project Area, and purchasers of residential units may have school-aged children that would attend public schools. The estimated project costs contained in this Redevelopment Plan (see Exhibit C) includes a provision for reimbursing schools for increased costs attributable to TIF-assisted housing units located within the Project Area.

To the extent the Village and an impacted Primary School(s) agree, all or a portion of a school district's capital cost resulting from the Redevelopment Program in furtherance of this Redevelopment Plan may be reimbursed according to the Act. The Village, in cooperation with the Primary Schools, intends to monitor the educational and job training needs of the community and will attempt to ensure that such needs are addressed in furtherance of this Redevelopment Plan.

General Assistance, Road and Bridge, and Town of Schaumburg
General Assistance, Road and Bridge, and Town of Schaumburg (collectively referred to as Schaumburg Township) provide general governmental assistance services to senior citizens and low- or no-income citizens, and maintains certain roadways. General assistance services to senior citizens and low- or no-income citizens includes, and is not limited to, income tax service, voter registration, and an emergency food pantry. Schaumburg Township maintains roadways and provides snow removal for roadways not controlled by the Village, County or State.

It is expected that any increases in demand for those services and facilities can be handled adequately by the existing operations of the Town of Schaumburg. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Palatine Township
Palatine Township provides financial and other human services to township residents, and funds twenty-six local social service agencies that provide vital human services to township residents. The Palatine Township Road District maintains the right-of-way of many of the streets in all unincorporated areas.

It is expected that any increases in demand for those services and facilities can be handled adequately by the existing operations of Palatine Township. This Plan anticipates several unincorporated will be annexed to the Village of Schaumburg, further reducing township responsibilities for these properties. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Schaumburg Park District
The Schaumburg Park District is responsible for the provision, maintenance, and operation of park and recreational facilities, as well as the provision of recreation programs throughout the Village, and certain unincorporated portions of Schaumburg Township. It is not likely that the scope of redevelopment projects contemplated in this Redevelopment Plan would exhaust the current capacities of parks, recreational facilities, or recreation programs provided in the community. It is expected that any increases in demand for those services and facilities in furtherance of this Redevelopment Plan can be

handled adequately by the existing operations of the Schaumburg Park District. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Palatine Park District
The Palatine Park District is responsible for the provision, maintenance, and operation of park and recreational facilities, as well as the provision of recreation programs in the portion of the Village located in Palatine Township. The Palatine Park District is a separate municipal governing agency established for the purpose of providing parks, facilities and recreational programs. The Park District is responsible for the maintenance, operation and administration of parks and parks facilities under its jurisdiction. It is not anticipated that the scope of redevelopment projects contemplated in this Redevelopment Plan would exhaust the current capacities of parks, recreational facilities, or recreation programs provided, as most new residential development will likely not occur in Palatine Township. It is expected that any increases in demand for those services and facilities in furtherance of this Redevelopment Plan can be handled adequately by the existing operations. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Schaumburg Township Library District
The Schaumburg Township Library District provides and maintains library, information, and special education programming services and facilities to communities located in Schaumburg Township. The implementation of this Redevelopment Plan may result in the construction of TIF assisted housing units, which may cause a net increase in the number of persons eligible to obtain a library card who reside within the Project Area. The estimated project costs contained in this Redevelopment Plan includes a provision for the reimbursement of a public library district's increased costs attributable to assisted housing units located within the Project Area. The amount paid to a library district under the provisions of the Act is calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in TIF assisted housing units by (ii) the per-patron cost of providing library services so long as it does not exceed $120. The Village intends to work with the Schaumburg Township Library District to monitor possible TIF-assisted residential development within the Project Area and the net increase in the number of eligible residents that may result from those units. The per-patron cost of providing library services will be calculated and reimbursed at that time.

Palatine Public Library District
Palatine Library District provides services at the main library, several branch libraries, and through the Bookmobile. The Library District provides and maintains library, information, and special education programming services and facilities to Palatine and northern Hoffman Estates communities, and other unincorporated areas located in Palatine Township. The implementation of this Redevelopment Plan may result in the construction of TIF assisted housing units, which may cause a net increase in the number of persons eligible to obtain a library card who reside within the Project Area. The

estimated project costs contained in this Redevelopment Plan includes a provision for the reimbursement of a public library district's increased costs attributable to assisted housing units located within the Project Area. The Village intends to work with the Palatine Library District to monitor possible TIF-assisted residential development within the Project Area and the net increase in the number of eligible residents that may result from those units.

Harper Community College District 512
The Harper Community College District ("Harper College") is a unit of the State of Illinois' system of public community colleges whose objective is to meet the educational needs of residents of the Village and other students seeking higher education programs and services, and as necessary, job training and retraining services. It is possible that existing or new employers operating businesses in the Project Area may, from time to time, have the need to train or retrain existing or prospective employees. The estimated project costs of the Redevelopment Program include a provision for the payment of job training and retraining. It is expected that any increases in demand for those services and facilities in furtherance of this Redevelopment Plan can be handled adequately by the existing operations of Harper College. Nonetheless, the Village intends to monitor the education and job training needs of occupants of commercial development within the Project Area, and increased demands for job training and retraining that are discovered through this process, or brought to the Village's attention, will be addressed at that time.

Cook County and Consolidation Elections
The County of Cook has principal responsibility for the protection of persons and property, the provision of public health services, the maintenance of highways within the County, and the administration of consolidated elections.

It is expected that any increases in demand for those services and facilities can be handled adequately by the existing operations of Cook County. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Cook County Forest Preserve District
The Cook County Forest Preserve District is responsible for acquisition, restoration, and management of lands for the purpose of protecting and preserving open space in the County for public education, pleasure, and recreation.

It is expected that any increases in demand for those services and facilities can be handled adequately by the existing operations of the Cook County Forest Preserve District. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Metropolitan Water Reclamation District
The Metropolitan Water Reclamation District ("MWRD") provides the main trunk lines for the collection, treatment, and disposal of wastewater from cities, villages, and towns. It is expected that any increases in demand for those services and facilities can be handled adequately by the existing operations of the MWRD. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

Other Taxing Agencies
Other taxing agencies having jurisdiction within the Project Area include Suburban TB Sanitarium, Northwest Cook Mosquito Abatement, and Northwest Suburban Mass Transit Dist.

It is expected that any increases in demand for those services and facilities can be handled adequately by the existing operations of those districts. Nonetheless, the Village intends to monitor development in the Project Area and increased demands for services discovered through this process or brought to the Village's attention will be addressed at that time.

J. PHASING AND SCHEDULING
A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area.

It is anticipated that the Village will carefully stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes.

K. PROVISIONS FOR AMENDING REDEVELOPMENT PLAN
This Redevelopment Plan may be amended from time to time pursuant to the Act.

L. AFFIRMATIVE ACTION PLAN
The Village is committed to and will affirmatively implement the following principles with respect to the Redevelopment Plan.

1. Assure equal opportunity in all personnel and employment actions with respect to the Redevelopment Plan, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.

2. Ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

In order to implement these principles for this Redevelopment Plan, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

APPENDIX

Exhibit A

DEFINITIONS

"Act" means the *Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1, *et seq*.), as adopted by the State and amended and supplemented from time to time.

"Assessor" means the Cook County Assessor's Office.

"BCI" means Busse Consulting, Inc., an Illinois corporation.

"Certified Initial EAV" means the EAV of all taxable real property within the Project Area at the time the Village adopts the Redevelopment Plan, and which the County Clerk EAV certifies.

"County" means the County of Cook, Illinois.

"EAV" means Assessed Valuation as equalized by the State equalization factor for the County.

"Eligibility Study" means the *North Schaumburg Redevelopment Project Area Eligibility Study* prepared by Teska Associates, Inc. and dated 2013.

"Housing Impact Study" means the *Housing Impact Study for the North Schaumburg Redevelopment Plan and Project* prepared by Teska Associates, Inc. and dated 2013.

"Incremental Property Tax" or **"Incremental Property Taxes"** means the portion of property taxes estimated from EAV over and above the Certified Initial EAV as a result of Redevelopment Projects and the reassessment of land and improvements following the implementation of the Redevelopment Plan.

"Incremental Tax" or **"Incremental Taxes"** means Incremental Property Taxes and any other lawful taxes estimated to be generated within the Project Area including, but not limited to, incremental local sales taxes and incremental hotel taxes.

"Redevelopment Plan" means this report, entitled *"North Schaumburg Redevelopment Plan and Project"* dated 2013, including all exhibits contained in the Appendix.

"Project Area" means the approximately 175-acre area, which is to be redeveloped in accordance with the Redevelopment Plan and is legally described in Exhibit B, *General and Legal Description of the Project Area.*

"Redevelopment Activities and Improvements" means the various public activities and improvements that the Village may undertake in order to implement the Redevelopment Plan and stimulate private investment within the Project Area.

"Redevelopment Program" means the section of the Redevelopment Plan that contains the comprehensive program to be undertaken by the Village to accomplish the redevelopment objectives of the Village through the payment of Redevelopment Project Costs to stimulate private investment and eliminate those conditions that qualify the Project Area as a conservation area, and thereby enhance the tax bases of the taxing districts that have jurisdiction over the Project Area.

"Redevelopment Project" means any public and private development project or activity in furtherance of the Redevelopment Plan, the principal elements of which are outlined in this Redevelopment Plan.

"Redevelopment Project Costs" means the estimated redevelopment expenditures the Village expects to incur or has incurred to implement the Redevelopment Plan.

"State" means the State of Illinois.

"State Equalization Factor" means a multiplication factor issued by the Illinois Department of Revenue to the County, which is applied to assessed valuations and designed to make all real estate valuations statewide 33 and 1/3 percent of fair market value (“FMV”).

"TIF" means tax increment financing pursuant to the Act.

"Village" means the Village of Schaumburg, Illinois.

Exhibit B

LEGAL DESCRIPTION OF THE PROJECT AREA

The Project Area boundary has been carefully drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Program to be undertaken by the Village as part of this Redevelopment Plan.

Legal Description
The Project Area boundary is legally described below.

THAT PART OF SECTIONS 33, 34 AND 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO PART OF FRACTIONAL SECTIONS 1, 2 AND 3, AND PART OF SECTIONS 10, 11 AND 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, AND ALONG THE WEST LINE OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24449403, AND ALONG THE WEST LINE OF NATION PIZZA PRODUCTS CONSOLIDATION, RECORDED AS DOCUMENT 0526545054, AND ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF QUINTENS ROAD; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, TO THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 IN LAKEWOODS/KINDERCARE SUBDIVISION, RECORDED AS DOCUMENT 97958534; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1, 230 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1, SAID CORNER BEING ON THE SOUTHERLY LINE OF LOT 1 IN LAKES OF SCHAUMBURG UNIT 1, RECORDED AS DOCUMENT 88109929; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF LAKES OF SCHAUMBURG UNIT 2, RECORDED AS DOCUMENT 88479427, AND ALONG THE SOUTHEASTERLY EXTENSION OF SAID SOUTHERLY LINE, TO THE EASTERLY LINE OF PLUM GROVE ROAD; THENCE SOUTHERLY ALONG THE SAID EASTERLY LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY

ALONG SAID NORTHERLY LINE, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 0436518076; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID LAND DESCRIBED IN TRUSTEE'S DEED, 677.72 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND, 1141.72 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE, 242.93 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 713.81 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION OF SAID NORTHERLY LINE, 166.4 FEET MORE OR LESS TO THE EAST LINE OF MEACHAM ROAD; THENCE SOUTH ALONG SAID EAST LINE, 696 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE LAND CONVEYED BY QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 27219106; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE, 164 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LAND CONVEYED; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND CONVEYED, 99 FEET TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE EAST ALONG THE SOUTH LINE OF SAID LAND CONVEYED 64 FEET MORE OR LESS TO THE WEST LINE OF MEACHAM ROAD; THENCE EASTERLY 100 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 1 IN THE SHOPPES AT PRIME VILLAGE CONSOLIDATION, RECORDED AS DOCUMENT NUMBER 0713415145; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 724.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE, 400.13 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION OF SAID NORTHERLY LINE, 290.94 FEET MORE OR LESS TO THE EAST LINE OF THORNTREE LANE; THENCE SOUTHERLY ALONG SAID EAST LINE 200 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 1 IN THE SHOPPES AT PRIME VILLAGE CONSOLIDATION; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE, 290.8 FEET TO THE EAST LINE OF LOT 5 IN FIRST ADDITION TO PLUM GROVE HIGH CREST SUBDIVISION, PER TORRENS DOCUMENT 1631852; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WEST LINE OF LOT 5 IN SAID FIRST ADDITION TO PLUM GROVE HIGH CREST SUBDIVISION; THENCE SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE TO THE SOUTHERLY LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF MEACHAM ROAD; THENCE SOUTH ALONG SAID WEST LINE, 451 FEET MORE OR LESS TO THE NORTH LINE OF LOT 7 IN WALDEN INTERNATIONAL, RECORDED AS DOCUMENT 25342431; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WESTERLY LINE OF THOREAU DRIVE;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF SAID WESTERLY LINE OF THOREAU DRIVE TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD AND THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE EASTERLY LINE OF ARBOR DRIVE; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID ARBOR DRIVE, 718.55 FEET MORE OR LESS TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE WESTERLY ALONG SAID EASTERLY LINE, 673.85 FEET MORE OR LESS TO AN ANGLE POINT IN SAID EASTERLY LINE, SAID ANGLE POINT BEING ON THE MOST WESTERLY LINE OF LOT 1 IN RAMLIN ROSE ESTATES UNIT NO. 1, RECORDED AS DOCUMENT NUMBER 19394286; THENCE SOUTH ALONG SAID MOST WESTERLY LINE AND ALONG THE SOUTHERLY EXTENSION OF SAID MOST WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHWEST TOLLWAY, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY PER DOCUMENT 17512975; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE MOST EASTERLY CORNER OF SAID NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY 217.66 FEET MORE OR LESS TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE 882.87 FEET MORE OR LESS TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, 25 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, 1596.75 FEET TO THE NORTHWEST CORNER OF LOT 1 IN WINDY POINT OF SCHAUMBURG, RECORDED AS DOCUMENT 99137488; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 17361617; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED, A DISTANCE OF 2461.57 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, A DISTANCE OF 1207.84 FEET MORE OR LESS TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF LOT 18 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, RECORDED AS DOCUMENT NUMBER LR3406407; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 12.61 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 118.41 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 113.51 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE WESTERLY ALONG SAID

NORTHWESTERLY LINE, 10.00 FEET TO THE WEST LINE OF SAID LOT 18, ALSO BEING THE EAST LINE OF PLUM GROVE ROAD; THENCE SOUTH ALONG SAID EAST LINE OF PLUM GROVE ROAD, 1044.76 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 12 IN WOODFIELD BUSINESS CENTER III, RECORDED AS DOCUMENT 97768945; THENCE SOUTHWESTERLY ALONG SAID EASTERLY EXTENSION, AND ALONG SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINE OF LOT 7 IN SAID WOODFIELD BUSINESS CENTER III AND ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINES OF LOT 10 AND LOT 9 IN SAID WOODFIELD BUSINESS CENTER III, A DISTANCE OF 2305.5 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 465.44 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 331.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 401.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER BEING THE SOUTHEAST CORNER OF LOT 102 IN WOODFIELD BUSINESS CENTER TWO – EAST PHASE I, RECORDED AS DOCUMENT 26501313; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 102, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 553.87 FEET, AN ARC LENGTH OF 242.27 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 32.29 FEET TO THE SOUTHEAST CORNER OF LOT 100 IN SAID WOODFIELD BUSINESS CENTER TWO – EAST PHASE I; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 100, A DISTANCE OF 237.15 FEET TO A POINT OF CURVATURE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE LAST DESCRIBED COURSE, 96 FEET MORE OR LESS TO THE NORTHERLY LINE OF COMMERCE DRIVE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN WOODFIELD BUSINESS CENTER TWO – EAST PHASE 3, RECORDED AS DOCUMENT 87517101; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 374.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER BEING ON THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, TO THE WESTERLY LINE OF ROSELLE ROAD; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 730.62 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER

OF FRACTIONAL SECTION 2, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 2, A DISTANCE OF 200 FEET MORE OR LESS TO THE WESTERLY LINE OF PARCEL 1-A OF THE METROPOLITAN SANITARY DISTRICT EASEMENT PER DOCUMENT 26075403; THENCE EASTERLY ALONG SAID WESTERLY LINE, 812.88 FEET; THENCE SOUTH ALONG SAID WESTERLY LINE, 1334.40 FEET TO THE NORTHERLY LINE OF THE NORTHWEST TOLLWAY; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 530 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 12 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 807.41 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE EASTERLY ALONG SAID WESTERLY LINE, 381.55 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF LOT 1 IN NARCO SCHAUMBURG CENTER FOR INDUSTRY SUBDIVISION NO. 1, RECORDED AS DOCUMENT NUMBER 23971146, AND ALONG THE WESTERLY LINE OF LOT 10 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730, A DISTANCE OF 841.73 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID LOT 10; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 264 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, SAID NORTHWEST CORNER BEING ON THE SOUTHERLY LINE OF LOT 3 IN LANGE’S SUBDIVISION OF LOT 4 OF BRIESKE’S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 420.75 FEET TO THE POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS

EXHIBIT C

ELIGIBLE AND ESTIMATED REDEVELOPMENT PROJECT COSTS
NORTH SCHAUMBURG
REDEVELOPMENT PROJECT AREA

TIF Eligible Redevelopment Costs

Expense Categories	Budget
Property assembly, acquisition of land, demolition of buildings, site preparation and site improvements	$139,821,921
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	$ 76,891,401
Rehabilitation, reconstruction, façade improvements, repair or remodeling of existing public or private buildings and fixtures	$ 25,630,467
Streetscape improvements, including but not limited to: landscaping, signs, street furniture, trash receptacles, bike racks, banners, bollards, grading and detention	$ 24,250,000
Development financing costs, interest costs, taxing districts eligible reimbursement and capital costs	$ 153,782,803
Environmental remediation	$ 5,000,000
Road, utility improvements, including but not limited to: sidewalks, new repaved or reconstructed roads; road or intersection widening; streetlights; water, sewer, floodplain and wetland mitigation, stormwater replacements or improvements, bridges,	$ 87,232,750
Relocation assistance	$ 100,000
Total Estimated Project Costs	**$ 512,709,343**

1. Capital costs of taxing districts may include paying for or reimbursing (i) an elementary, secondary, or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. These costs are subject to actual needs caused by to be-defined future development, and are in addition to Total Estimated Redevelopment Project Costs. The Village and impacted taxing districts will

estimate potential impacts of proposed developments, and monitor actual impacts during construction and following occupancy. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay, or reimburse, all or a portion of a taxing agency's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

2. Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Estimated Redevelopment Project Costs.

3. The amount of the Total Estimated Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, and will not be reduced by the amount of redevelopment project costs incurred by the Project Area that are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

4. Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

5. Over the lifetime of the TIF, redevelopment project costs may fluctuate and necessitate a change to the individual line items; however, such changes will not result in an increase of the total estimated project costs. Such modifications may be made without further amendment to this Plan so long as there is not an overall increase in the total estimated project costs.

Additional funding sources from other sources such as federal, State, County, or local grant funds may be utilized to supplement the Village's ability to finance Redevelopment Project Costs identified above.

ELIGIBLE REDEVELOPMENT PROJECT COSTS
NORTH SCHAUMBURG REDEVELOPMENT PROJECT AREA

Pursuant to the Act, *"**Redevelopment project costs** mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following [underline added]:*

(1) Costs <u>of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan</u> including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based

on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

(1.5) After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

(1.6) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

(2) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

(3) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

(4) Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the

need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

(5) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;

(6) Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

(7) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.

(7.5) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
(i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts with a district average 1995-96 Per Capita Tuition

Charge of less than $5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

(B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than $5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

(C) For any school district in a municipality with a population in excess of 1,000,000, the following restrictions shall apply to the reimbursement of increased costs under this paragraph (7.5):

(i) no increased costs shall be reimbursed unless the school district certifies that each of the schools affected by the assisted housing project is at or over its student capacity;

(ii) the amount reimbursable shall be reduced by the value of any land donated to the school district by the municipality or developer, and by the value of any physical improvements made to the schools by the municipality or developer; and

(iii) the amount reimbursed may not affect amounts otherwise obligated by the terms of any bonds, notes, or other funding instruments, or the terms of any redevelopment agreement.

Any school district seeking payment under this paragraph (7.5) shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.5). By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

(7.7) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005 (the effective date of Public Act 93-961), a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph (7.7) applies only if (i) the library district is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph (7.7) shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed $120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph (7.7) shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Tax Allocation Fund.

A library district is not eligible for any payment under this paragraph (7.7) unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph (7.7) shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.7). By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

(8) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);

(9) Payment in lieu of taxes;

(10) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

(11) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

(A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;

(B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

(D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act; and

(E) the cost limits set forth in subparagraphs (B) and (D) of paragraph (11) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) of paragraph (11).

(F) Instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (11), as modified by this subparagraph, and notwithstanding any other provisions of this Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under this Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing.

The eligible costs provided under this subparagraph (F) of paragraph (11) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F) of paragraph (11). The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households.

As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

(11.5) If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county, or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

(12) Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

(13) After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by this Act."

EXHIBIT D

2012 ESTIMATED INITIAL EAV BY PARCEL
NORTH SCHAUMBURG
REDEVELOPMENT PROJECT AREA

Source: Cook County, IL

PROPERTY NUMBER	2012 EQUL. VALUATION
07-01-101-005-0000	$183,060
07-01-101-007-0000	$6,122,793
07-01-101-008-0000	$6,780,044
07-01-101-009-0000	$108,262
07-01-200-058-0000	$1,312,112
07-01-200-061-0000	$29,986
07-01-200-062-0000	$54,165
07-01-200-063-0000	$54,165
07-01-200-064-0000	$52,543
07-01-200-065-0000	$52,543
07-01-200-066-0000	$51,320
07-01-200-067-0000	$51,320
07-01-200-068-0000	$51,587
07-01-200-069-0000	$51,587
07-01-200-070-0000	$55,820
07-01-200-071-0000	$51,362
07-01-200-072-0000	$41,296
07-01-200-073-0000	$54,213
07-01-200-074-0000	$52,807
07-01-200-075-0000	$51,362
07-01-200-076-0000	$51,587
07-01-200-077-0000	$54,213
07-01-200-078-0000	$51,320
07-01-200-079-0000	$54,213
07-01-200-080-0000	$51,320
07-01-200-081-0000	$51,320
07-01-200-082-0000	$51,320
07-01-200-083-0000	$55,893
07-01-200-084-0000	$54,165
07-01-200-085-0000	$54,213
07-01-200-086-0000	$54,213
07-01-200-087-0000	$54,213
07-01-200-088-0000	$51,362
07-01-200-089-0000	$51,587
07-01-200-090-0000	$51,362

PROPERTY NUMBER	2012 EQUL. VALUATION
07-01-200-091-0000	$51,320
07-01-200-092-0000	$51,362
07-01-200-093-0000	$51,320
07-01-200-094-0000	$55,820
07-01-200-095-0000	$54,165
07-01-200-096-0000	$54,213
07-01-200-097-0000	$53,281
07-01-200-098-0000	$54,213
07-01-200-099-0000	$51,320
07-01-200-100-0000	$54,165
07-01-200-101-0000	$51,320
07-01-200-102-0000	$51,039
07-01-200-103-0000	$55,893
07-01-200-104-0000	$51,320
07-01-200-105-0000	$51,320
07-01-200-106-0000	$51,320
07-01-200-107-0000	$51,320
07-01-200-108-0000	$51,320
07-01-200-109-0000	$54,165
07-01-200-110-0000	$51,320
07-01-200-111-0000	$48,296
07-01-200-112-0000	$8,883
07-01-200-114-0000	$84,328
07-12-101-016-0000	$4,052,846
07-12-101-017-0000	$2,670,143
07-12-101-018-0000	$2,515,265
07-12-101-019-0000	$353,576
07-12-101-022-0000	$8,695
07-12-101-023-0000	$84,816
07-12-101-024-0000	$44,101
07-12-101-029-0000	$-
07-12-101-007-0000	$11
07-12-200-009-1001	$27,052
07-12-200-009-1002	$27,052
07-12-200-009-1003	$20,747
07-12-200-009-1004	$19,695
07-12-200-009-1005	$26,524
07-12-200-009-1006	$24,953
07-12-200-009-1007	$20,747
07-12-200-009-1008	$19,695
07-12-200-009-1009	$26,524
07-12-200-009-1010	$24,953
07-12-200-009-1011	$29,680
07-12-200-009-1012	$28,101

07-12-200-009-1013	$16,542

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-009-1014	$19,695
07-12-200-009-1015	$21,794
07-12-200-009-1016	$19,695
07-12-200-009-1017	$27,576
07-12-200-009-1018	$29,122
07-12-200-009-1019	$21,794
07-12-200-009-1020	$19,695
07-12-200-009-1021	$27,576
07-12-200-009-1022	$24,953
07-12-200-009-1023	$27,052
07-12-200-009-1024	$27,052
07-12-200-009-1025	$17,066
07-12-200-009-1026	$19,695
07-12-200-009-1027	$29,156
07-12-200-009-1028	$19,695
07-12-200-009-1029	$32,306
07-12-200-009-1030	$19,695
07-12-200-009-1031	$28,101
07-12-200-009-1032	$29,156
07-12-200-009-1033	$21,794
07-12-200-009-1034	$29,156
07-12-200-009-1035	$21,794
07-12-200-009-1036	$20,747
07-12-200-009-1037	$19,695
07-12-200-009-1038	$26,524
07-12-200-009-1039	$24,953
07-12-200-009-1040	$20,747
07-12-200-009-1041	$19,695
07-12-200-009-1042	$26,524
07-12-200-009-1043	$24,953
07-12-200-009-1044	$29,680
07-12-200-009-1045	$28,101
07-12-200-009-1046	$14,971
07-12-200-009-1047	$19,695
07-12-200-009-1048	$19,695
07-12-200-009-1049	$19,695
07-12-200-009-1050	$24,953
07-12-200-009-1051	$24,953
07-12-200-009-1052	$19,695
07-12-200-009-1053	$19,695
07-12-200-009-1054	$24,953

07-12-200-009-1055	$24,953
07-12-200-009-1056	$27,052

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-009-1057	$27,052
07-12-200-009-1058	$15,495
07-12-200-009-1059	$19,695
07-12-200-009-1060	$26,524
07-12-200-009-1061	$19,695
07-12-200-009-1062	$29,680
07-12-200-009-1063	$19,695
07-12-200-009-1064	$28,101
07-12-200-009-1065	$26,524
07-12-200-009-1066	$19,695
07-12-200-009-1067	$26,524
07-12-200-009-1068	$19,695
07-12-200-009-1069	$20,747
07-12-200-009-1070	$19,695
07-12-200-009-1071	$26,524
07-12-200-009-1072	$24,953
07-12-200-009-1073	$20,747
07-12-200-009-1074	$19,695
07-12-200-009-1075	$26,524
07-12-200-009-1076	$24,953
07-12-200-009-1077	$29,680
07-12-200-009-1078	$28,101
07-12-200-009-1079	$25,475
07-12-200-009-1080	$15,232
07-12-200-009-1081	$20,220
07-12-200-009-1082	$20,220
07-12-200-009-1083	$20,220
07-12-200-009-1084	$26,005
07-12-200-009-1085	$26,005
07-12-200-009-1086	$20,220
07-12-200-009-1087	$20,220
07-12-200-009-1088	$26,005
07-12-200-009-1089	$26,005
07-12-200-009-1090	$26,005
07-12-200-009-1091	$22,843
07-12-200-009-1092	$15,753
07-12-200-009-1093	$20,220
07-12-200-009-1094	$27,052
07-12-200-009-1095	$20,220
07-12-200-009-1096	$30,730

07-12-200-009-1097	$20,220
07-12-200-009-1098	$29,156
07-12-200-009-1099	$27,576

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-009-1100	$20,220
07-12-200-009-1101	$27,576
07-12-200-009-1102	$20,220
07-12-200-009-1103	$25,475
07-12-200-009-1104	$23,898
07-12-200-009-1105	$14,971
07-12-200-009-1106	$19,695
07-12-200-009-1107	$19,695
07-12-200-009-1108	$19,695
07-12-200-009-1109	$24,953
07-12-200-009-1110	$27,576
07-12-200-009-1111	$19,695
07-12-200-009-1112	$19,695
07-12-200-009-1113	$24,953
07-12-200-009-1114	$24,953
07-12-200-009-1115	$28,101
07-12-200-009-1116	$28,101
07-12-200-009-1117	$16,542
07-12-200-009-1118	$19,695
07-12-200-009-1119	$27,576
07-12-200-009-1120	$19,695
07-12-200-009-1121	$30,730
07-12-200-009-1122	$19,695
07-12-200-009-1123	$27,576
07-12-200-009-1124	$27,576
07-12-200-009-1125	$19,695
07-12-200-009-1126	$27,576
07-12-200-009-1127	$19,695
07-12-200-009-1128	$19,695
07-12-200-009-1129	$19,695
07-12-200-009-1130	$24,953
07-12-200-009-1131	$24,953
07-12-200-009-1132	$19,695
07-12-200-009-1133	$19,695
07-12-200-009-1134	$24,953
07-12-200-009-1135	$24,953
07-12-200-009-1136	$27,052
07-12-200-009-1137	$27,052
07-12-200-009-1138	$14,971

07-12-200-009-1139	$19,695
07-12-200-009-1140	$19,695
07-12-200-009-1141	$19,695
07-12-200-009-1142	$24,953

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-009-1143	$24,953
07-12-200-009-1144	$19,695
07-12-200-009-1145	$19,695
07-12-200-009-1146	$24,953
07-12-200-009-1147	$24,953
07-12-200-009-1148	$28,101
07-12-200-009-1149	$28,101
07-12-200-009-1150	$14,971
07-12-200-009-1151	$19,695
07-12-200-009-1152	$24,953
07-12-200-009-1153	$19,695
07-12-200-009-1154	$28,101
07-12-200-009-1155	$19,695
07-12-200-009-1156	$28,101
07-12-200-009-1157	$24,953
07-12-200-009-1158	$19,695
07-12-200-009-1159	$24,953
07-12-200-009-1160	$19,695
07-12-200-009-1161	$19,695
07-12-200-009-1162	$19,695
07-12-200-009-1163	$24,953
07-12-200-009-1164	$24,953
07-12-200-009-1165	$19,695
07-12-200-009-1166	$19,695
07-12-200-009-1167	$24,953
07-12-200-009-1168	$24,953
07-12-200-009-1169	$27,052
07-12-200-009-1170	$27,052
07-12-200-009-1171	$25,475
07-12-200-009-1172	$15,232
07-12-200-009-1173	$20,220
07-12-200-009-1174	$20,220
07-12-200-009-1175	$20,220
07-12-200-009-1176	$26,005
07-12-200-009-1177	$26,005
07-12-200-009-1178	$20,220
07-12-200-009-1179	$20,220
07-12-200-009-1180	$26,005

07-12-200-009-1181	$26,005
07-12-200-009-1182	$29,156
07-12-200-009-1183	$29,156
07-12-200-009-1184	$15,232
07-12-200-009-1185	$20,220

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-009-1186	$26,005
07-12-200-009-1187	$20,220
07-12-200-009-1188	$29,156
07-12-200-009-1189	$20,220
07-12-200-009-1190	$29,156
07-12-200-009-1191	$26,005
07-12-200-009-1192	$20,220
07-12-200-009-1193	$26,005
07-12-200-009-1194	$20,220
07-12-200-009-1195	$20,220
07-12-200-009-1196	$20,220
07-12-200-009-1197	$26,005
07-12-200-009-1198	$26,005
07-12-200-009-1199	$20,220
07-12-200-009-1200	$20,220
07-12-200-009-1201	$26,005
07-12-200-009-1202	$26,005
07-12-200-009-1203	$28,101
07-12-200-009-1204	$28,101
07-12-200-009-1205	$1,192
07-12-200-009-1207	$1,192
07-12-200-009-1208	$1,192
07-12-200-009-1209	$1,192
07-12-200-009-1210	$1,192
07-12-200-009-1211	$1,192
07-12-200-009-1212	$1,192
07-12-200-009-1213	$1,192
07-12-200-009-1214	$1,192
07-12-200-009-1215	$1,192
07-12-200-009-1216	$1,192
07-12-200-009-1217	$1,192
07-12-200-009-1221	$1,192
07-12-200-009-1224	$1,192
07-12-200-009-1225	$1,192
07-12-200-009-1226	$1,192
07-12-200-010-0000	$1,602
07-12-200-011-0000	$4,045,016

07-12-200-012-0000	$338,465
07-12-200-013-1001	$47,168
07-12-200-013-1002	$47,168
07-12-200-013-1003	$54,746
07-12-200-013-1004	$37,679
07-12-200-013-1005	$37,679

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-013-1006	$37,679
07-12-200-013-1007	$37,679
07-12-200-013-1008	$47,168
07-12-200-013-1009	$37,679
07-12-200-013-1010	$47,168
07-12-200-013-1011	$47,168
07-12-200-013-1012	$37,679
07-12-200-013-1013	$37,679
07-12-200-013-1014	$35,808
07-12-200-013-1015	$28,645
07-12-200-013-1016	$21,342
07-12-200-013-1017	$23,528
07-12-200-013-1018	$33,171
07-12-200-013-1019	$33,171
07-12-200-013-1020	$21,342
07-12-200-013-1021	$23,528
07-12-200-013-1022	$33,171
07-12-200-013-1023	$33,171
07-12-200-013-1024	$32,483
07-12-200-013-1025	$35,808
07-12-200-013-1026	$15,765
07-12-200-013-1027	$21,342
07-12-200-013-1028	$23,528
07-12-200-013-1029	$23,528
07-12-200-013-1030	$30,084
07-12-200-013-1031	$33,171
07-12-200-013-1032	$23,528
07-12-200-013-1033	$23,528
07-12-200-013-1034	$33,171
07-12-200-013-1035	$33,171
07-12-200-013-1036	$35,808
07-12-200-013-1037	$35,808
07-12-200-013-1038	$15,765
07-12-200-013-1039	$21,342
07-12-200-013-1040	$30,090
07-12-200-013-1041	$21,342

07-12-200-013-1042	$32,483
07-12-200-013-1043	$21,342
07-12-200-013-1044	$32,483
07-12-200-013-1045	$33,171
07-12-200-013-1046	$23,528
07-12-200-013-1047	$33,171
07-12-200-013-1048	$23,528

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-013-1049	$21,342
07-12-200-013-1050	$23,528
07-12-200-013-1051	$30,090
07-12-200-013-1052	$33,171
07-12-200-013-1053	$21,342
07-12-200-013-1054	$23,528
07-12-200-013-1055	$33,171
07-12-200-013-1056	$33,171
07-12-200-013-1057	$35,808
07-12-200-013-1058	$35,808
07-12-200-013-1059	$15,765
07-12-200-013-1060	$23,528
07-12-200-013-1061	$23,528
07-12-200-013-1062	$23,528
07-12-200-013-1063	$33,171
07-12-200-013-1064	$33,171
07-12-200-013-1065	$23,528
07-12-200-013-1066	$21,342
07-12-200-013-1067	$33,171
07-12-200-013-1068	$33,171
07-12-200-013-1069	$35,808
07-12-200-013-1070	$35,808
07-12-200-013-1071	$15,765
07-12-200-013-1072	$23,528
07-12-200-013-1073	$30,090
07-12-200-013-1074	$21,342
07-12-200-013-1075	$32,483
07-12-200-013-1076	$21,342
07-12-200-013-1077	$32,483
07-12-200-013-1078	$30,090
07-12-200-013-1079	$23,528
07-12-200-013-1080	$33,171
07-12-200-013-1081	$23,528
07-12-200-013-1082	$21,342
07-12-200-013-1083	$23,528

07-12-200-013-1084	$30,090
07-12-200-013-1085	$33,171
07-12-200-013-1086	$21,342
07-12-200-013-1087	$23,528
07-12-200-013-1088	$33,171
07-12-200-013-1089	$33,171
07-12-200-013-1090	$32,483
07-12-200-013-1091	$35,808

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-013-1092	$24,125
07-12-200-013-1093	$15,765
07-12-200-013-1094	$23,528
07-12-200-013-1095	$23,528
07-12-200-013-1096	$23,528
07-12-200-013-1097	$33,171
07-12-200-013-1098	$33,171
07-12-200-013-1099	$23,528
07-12-200-013-1100	$23,528
07-12-200-013-1101	$33,171
07-12-200-013-1102	$33,171
07-12-200-013-1103	$20,641
07-12-200-013-1104	$20,641
07-12-200-013-1105	$15,765
07-12-200-013-1106	$21,342
07-12-200-013-1107	$30,090
07-12-200-013-1108	$21,342
07-12-200-013-1109	$32,483
07-12-200-013-1110	$21,342
07-12-200-013-1111	$32,483
07-12-200-013-1112	$30,090
07-12-200-013-1113	$21,342
07-12-200-013-1114	$30,090
07-12-200-013-1115	$23,528
07-12-200-013-1116	$21,825
07-12-200-013-1117	$21,825
07-12-200-013-1118	$32,483
07-12-200-013-1119	$32,483
07-12-200-013-1120	$15,765
07-12-200-013-1121	$21,342
07-12-200-013-1122	$21,342
07-12-200-013-1123	$23,528
07-12-200-013-1124	$33,171
07-12-200-013-1125	$33,171

07-12-200-013-1126	$23,528
07-12-200-013-1127	$23,528
07-12-200-013-1128	$33,171
07-12-200-013-1129	$33,171
07-12-200-013-1130	$35,808
07-12-200-013-1131	$32,483
07-12-200-013-1132	$15,765
07-12-200-013-1133	$21,342
07-12-200-013-1134	$30,090

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-013-1135	$23,528
07-12-200-013-1136	$35,808
07-12-200-013-1137	$23,528
07-12-200-013-1138	$32,483
07-12-200-013-1139	$30,090
07-12-200-013-1140	$23,528
07-12-200-013-1141	$30,090
07-12-200-013-1142	$23,528
07-12-200-013-1143	$23,528
07-12-200-013-1144	$23,528
07-12-200-013-1145	$33,171
07-12-200-013-1146	$33,171
07-12-200-013-1147	$23,528
07-12-200-013-1148	$23,528
07-12-200-013-1149	$33,171
07-12-200-013-1150	$30,090
07-12-200-013-1151	$32,483
07-12-200-013-1152	$32,483
07-12-200-013-1153	$15,765
07-12-200-013-1154	$23,528
07-12-200-013-1155	$23,528
07-12-200-013-1156	$21,342
07-12-200-013-1157	$30,090
07-12-200-013-1158	$33,171
07-12-200-013-1159	$23,528
07-12-200-013-1160	$23,528
07-12-200-013-1161	$33,171
07-12-200-013-1162	$33,171
07-12-200-013-1163	$32,483
07-12-200-013-1164	$32,483
07-12-200-013-1165	$15,765
07-12-200-013-1166	$21,339
07-12-200-013-1167	$30,090

07-12-200-013-1168	$21,342
07-12-200-013-1169	$32,483
07-12-200-013-1170	$23,528
07-12-200-013-1171	$32,483
07-12-200-013-1172	$30,090
07-12-200-013-1173	$23,528
07-12-200-013-1174	$33,171
07-12-200-013-1175	$21,342
07-12-200-013-1176	$23,528
07-12-200-013-1177	$23,528

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-200-013-1178	$33,171
07-12-200-013-1179	$33,171
07-12-200-013-1180	$23,528
07-12-200-013-1181	$23,528
07-12-200-013-1182	$33,171
07-12-200-013-1183	$33,171
07-12-200-013-1184	$35,808
07-12-200-013-1185	$35,808
07-12-200-013-1186	$24,125
07-12-200-013-1187	$15,765
07-12-200-013-1188	$23,528
07-12-200-013-1189	$23,528
07-12-200-013-1190	$21,342
07-12-200-013-1191	$33,171
07-12-200-013-1192	$33,171
07-12-200-013-1193	$23,528
07-12-200-013-1194	$23,528
07-12-200-013-1195	$33,171
07-12-200-013-1196	$33,171
07-12-200-013-1197	$20,641
07-12-200-013-1198	$18,725
07-12-200-013-1199	$15,765
07-12-200-013-1200	$23,528
07-12-200-013-1201	$33,171
07-12-200-013-1202	$21,342
07-12-200-013-1203	$35,808
07-12-200-013-1204	$23,528
07-12-200-013-1205	$32,483
07-12-200-013-1206	$33,171
07-12-200-013-1207	$23,528
07-12-200-013-1208	$33,171
07-12-200-013-1209	$23,528

07-12-200-013-1210	$21,342
07-12-200-013-1211	$23,528
07-12-200-013-1212	$30,090
07-12-200-013-1213	$33,171
07-12-200-013-1214	$23,528
07-12-200-013-1215	$23,528
07-12-200-013-1216	$33,171
07-12-200-013-1217	$33,171
07-12-200-013-1218	$35,808
07-12-200-013-1219	$32,483
07-12-201-013-0000	$586,362
07-12-201-014-0000	$-

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-201-014-0000	$3,210,095
07-12-201-015-0000	$830,300
07-12-201-016-0000	$3,321,856
07-12-201-018-0000	$3,197,812
07-12-201-021-1001	$22,170
07-12-201-021-1002	$24,372
07-12-201-021-1003	$22,170
07-12-201-021-1004	$22,170
07-12-201-021-1005	$28,870
07-12-201-021-1006	$28,870
07-12-201-021-1007	$22,170
07-12-201-021-1008	$16,079
07-12-201-021-1009	$16,079
07-12-201-021-1010	$22,170
07-12-201-021-1011	$22,170
07-12-201-021-1012	$22,170
07-12-201-021-1013	$24,372
07-12-201-021-1014	$22,170
07-12-201-021-1015	$22,170
07-12-201-021-1016	$28,870
07-12-201-021-1017	$28,870
07-12-201-021-1018	$28,870
07-12-201-021-1019	$16,079
07-12-201-021-1020	$16,079
07-12-201-021-1021	$22,170
07-12-201-021-1022	$22,170
07-12-201-021-1023	$22,170
07-12-201-021-1024	$24,372
07-12-201-021-1025	$22,170
07-12-201-021-1026	$22,170

07-12-201-021-1027	$28,870
07-12-201-021-1028	$28,870
07-12-201-021-1029	$28,870
07-12-201-021-1030	$16,079
07-12-201-021-1031	$16,079
07-12-201-021-1032	$22,170
07-12-201-021-1033	$22,170
07-12-201-021-1034	$22,170
07-12-201-021-1035	$19,496
07-12-201-021-1036	$22,170
07-12-201-021-1037	$22,170
07-12-201-021-1038	$28,870
07-12-201-021-1039	$28,870

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-201-021-1040	$22,170
07-12-201-021-1041	$16,082
07-12-201-021-1042	$16,082
07-12-201-021-1043	$22,170
07-12-201-021-1044	$22,170
07-12-201-021-1045	$22,170
07-12-201-021-1046	$24,372
07-12-201-021-1047	$22,170
07-12-201-021-1048	$22,170
07-12-201-021-1049	$28,870
07-12-201-021-1050	$28,870
07-12-201-021-1051	$28,870
07-12-201-021-1052	$16,079
07-12-201-021-1053	$16,079
07-12-201-021-1054	$22,170
07-12-201-021-1055	$22,170
07-12-201-021-1056	$22,170
07-12-201-021-1057	$24,372
07-12-201-021-1058	$22,170
07-12-201-021-1059	$22,170
07-12-201-021-1060	$28,870
07-12-201-021-1061	$28,870
07-12-201-021-1062	$28,870
07-12-201-021-1063	$16,079
07-12-201-021-1064	$16,079
07-12-201-021-1065	$22,170
07-12-201-021-1066	$22,170
07-12-201-021-1067	$22,170
07-12-201-021-1068	$24,372

07-12-201-021-1069	$22,170
07-12-201-021-1070	$22,170
07-12-201-021-1071	$28,870
07-12-201-021-1072	$28,870
07-12-201-021-1073	$22,170
07-12-201-021-1074	$16,079
07-12-201-021-1075	$16,079
07-12-201-021-1076	$22,170
07-12-201-021-1077	$22,170
07-12-201-021-1078	$22,170
07-12-201-021-1079	$24,372
07-12-201-021-1080	$22,170
07-12-201-021-1081	$22,170
07-12-201-021-1082	$28,870

PROPERTY NUMBER	2012 EQUL. VALUATION
07-12-201-021-1083	$23,096
07-12-201-021-1084	$28,870
07-12-201-021-1085	$16,079
07-12-201-021-1086	$16,079
07-12-201-021-1087	$22,170
07-12-201-021-1088	$22,170
07-12-201-021-1089	$22,170
07-12-201-021-1090	$24,372
07-12-201-021-1091	$17,734
07-12-201-021-1092	$22,170
07-12-201-021-1093	$28,870
07-12-201-021-1094	$28,870
07-12-201-021-1095	$28,870
07-12-201-021-1096	$16,079
07-12-201-021-1097	$16,079
07-12-201-021-1098	$22,170
07-12-201-021-1099	$22,170
07-12-202-007-0000	$5,089,431

Motorola

02-34-300-068-0000	$3,932,444
02-34-400-015-0000	$26,645,193
07-01-100-003-0000	$9,312,247
07-02-201-008-0000	$11,570,558
07-11-201-016-0000	$14,832,034
07-12-100-007-0000	$836
07-12-100-008-0000	$2,253
07-12-100-010-0000	$9,735,182

Unincorporated along Algonquin Road
02-35-305-003-0000 $ -
02-35-305-025-0000 $88,545
02-35-305-036-0000 $174,643
02-35-305-037-0000 $49,379

Shoppes at Prime Village on Algonquin Road
02-35-305-045-0000 $3,872,800

Wendy's
02-35-305-021-0000 $347,412

PROPERTY NUMBER	2012 EQUL. VALUATION

Tollway Frontage
07-11-201-005-0000 $30,578
07-12-100-012-0000 $8,591
07-12-101-005-0000 $10,653
07-12-202-004-0000 $44,006

International Village
02-34-400-020-0000 $12,849,648
02-34-400-009-0000 $2744

Discovery Office Park
02-34-301-001-0000 $2,057,731
02-34-301-002-0000 $2,082,824
02-34-301-003-0000 $2,038,498

Schaumburg Atrium Center
02-34-102-053-0000 $1,052,888
02-34-102-054-0000 $1,066,131
02-34-102-055-0000 $1,069,150
02-34-102-056-0000 $1,100,881

Lakewoods Corporate Center
02-34-102-066-0000 $139,938
02-34-102-067-0000 $3,234,088

Tollway Industrial Park
02-34-300-011-0000 $1,021,132
02-34-300-066-1013 $90,694
02-34-300-065-0000 $246,464
02-34-300-042-0000 $240,892

02-34-300-062-0000	$301,602
02-34-300-063-0000	$429,013
02-34-300-050-0000	$558,803
02-34-300-022-0000	$536,142
02-34-300-037-0000	$492,927
02-34-300-029-0000	$250,748
02-34-300-030-0000	$192,885
02-34-300-055-0000	$346,312
02-34-300-043-0000	$509,110
02-34-300-044-0000	$690,323
02-34-300-017-0000	$23,993

PROPERTY NUMBER	2012 EQUL. VALUATION
07-02-100-004-0000	$1,110,487
07-02-100-006-0000	$1,497,150
07-02-100-007-0000	$1,584,457
07-11-101-005-0000	$ -
07-02-100-005-0000	$1,838,145
07-02-100-003-0000	$-
02-34-300-016-0000	$-
02-34-300-033-0000	$1,974,250
02-34-401-019-0000	$-
02-34-401-030-0000	$633,676
02-34-401-031-0000	$51,062
02-34-401-017-0000	$929,751
02-34-401-016-0000	$1,598,766
02-34-401-015-0000	$571,776
02-34-401-014-0000	$1,469,500
02-34-401-029-0000	$2,231,700
02-34-401-028-0000	$543,582
02-34-401-020-0000	$-
02-34-300-058-0000	$1,219,373
02-34-300-059-0000	$863,384
02-34-300-051-0000	$393,045
02-34-300-040-0000	$1,584,126
02-34-300-048-0000	$1,393,401
02-34-300-056-0000	$266,944
02-34-300-057-0000	$161,243
02-34-300-054-0000	$1,968,336
02-34-300-019-0000	$2,466,510
02-34-300-069-0000	$1,021,435
02-34-300-053-0000	$1,700,889
02-34-300-060-0000	$1,069,983

Medieval Times/Archdiocese

02-33-302-003-0000	$11,626
07-03-200-018-0000	$3,955,980
07-03-200-020-0000	$614
07-10-201-005-0000	$-
07-10-200-007-0000	$320
07-03-201-004-0000	$18,214
07-03-201-003-0000	$-
07-03-201-005-0000	$3,297
07-02-100-008-0000	$7,743
07-11-100-006-0000	$-
07-11-100-007-0000	$-

PROPERTY NUMBER	2012 EQUL. VALUATION
07-03-200-015-0000	$89,667
07-03-200-010-0000	$164,217
07-03-200-013-0000	$701,537
07-03-200-019-0000	$369,152
07-10-200-009-0000	$27,700

Woodfield Business Center

07-11-100-009-0000	$1,157,304
07-11-100-010-0000	$242,415
07-11-102-010-0000	$130,270
07-11-102-011-0000	$199,203
07-11-102-012-0000	$145,406
07-11-102-014-0000	$198,822
07-11-102-015-0000	$184,261
07-11-102-016-0000	$82,751
07-11-102-018-0000	$250,933
07-11-103-011-0000	$312,928
07-11-103-012-0000	$168,429
07-11-103-013-0000	$-
07-11-102-013-0000	$908,863
07-11-101-003-0000	$19,016
07-11-100-003-0000	$45,361
07-10-201-003-0000	$44,761

Total TIF Project Area EAV $213,676,423

EXHIBIT E

ELIGIBILITY STUDY
NORTH SCHAUMBURG
REDEVELOPMENT PLAN AND PROJECT

NORTH SCHAUMBURG REDEVELOPMENT PLAN
TAX INCREMENT FINANCING
ELIGIBILITY STUDY

VILLAGE OF SCHAUMBURG, ILLINOIS

Al Larson, Village President

Prepared for the
Village of Schaumburg

Originally Prepared by:
Busse Consulting, Inc.

January 2009

Amended by:
Teska Associates, Inc.

FINAL January, 2014

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EXECUTIVE SUMMARY



In 2009, an eligibility analysis was conducted for an approximately 175-acre area located in the northeast portion of the Village of Schaumburg (the "Village"), and generally bounded by Algonquin Road (IL Route 62) on the north, the Jane Addams Memorial (Northwest) Toll Road (I-90) on the south, Meacham Road on the west and Arbor Drive on the east (the "Project Area"). Based on that eligibility analysis (performed by Busse Consulting, Inc.), the Village approved the STAR LINE / T.O.D. Redevelopment Project and Plan, which was eventually dissolved in 2011 due to decreasing property values. In 2012, the Village retained Teska Associates, Inc. to reevaluate an expanded study area, including the original study area, the Motorola campus immediately west of the original Project Area, the Shoppes at Prime Village north of the original Project Area, the International Village apartments north of the Motorola campus, the Tollway Industrial Park west of the Motorola campus, the Schaumburg Atrium Center/Discover Office Park/Lakewoods Corporate Center north of Algonquin Road between Plum Grove Road and Quentin Road, the Woodfield Business Center south of the Tollway, and the potential Sunstar development and Medieval Times at the northwest corner of Roselle Road and the Tollway. The expanded project area contains a total of 156 buildings on 714 parcels, including approximately 1,070 acres in area.

Over the past 20 years the Village has carefully planned for the improvement of this section of the Village for purposes of strengthening its long term viability, and expanding its tax base. In 2008, the Village completed the STAR Line Transit Oriented Development District Plan ("T.O.D. Plan"), and updated and expanded this plan in 2013, now referred to as the "North Schaumburg Concept Plan," which serves as a planning document for guiding future development within the proposed TIF area.

To address blighting conditions that weaken the Village's tax base and prevent the Project Area from developing in accordance with Village goals and objectives, the Village desires to (1) adopt a redevelopment plan and project to stimulate the comprehensive redevelopment of the Project Area, (2) designate the Project Area

as a redevelopment project area, and (3) adopt the use of tax increment financing ("TIF") all in accordance with the *Illinois Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1, et seq.) as amended (the "Act").

The Village has engaged the community planning and economic development consulting firm of Teska Associates, Inc. ("Teska") to review and revise the original eligibility study and conduct surveys and analyses of the expanded Project Area in order to determine whether existing conditions within the Project Area are sufficient to classify all or portions of the Project Area as a "blighted area," "conservation area," or a combination thereof according to the Act. This report entitled, *North Schaumburg Redevelopment Project Area Eligibility Study* (the "Eligibility Study") documents conditions that qualify the Project Area for possible designation as a redevelopment project area pursuant to the Act. This Eligibility Study, together with the *North Schaumburg Redevelopment Plan and Program* (the "Plan"), to which this Eligibility Study is incorporated as "EXHIBIT E ," serves as the basis for the Village determining whether all or a portion of the Project Area qualifies for designation as a redevelopment project area according to the Act.

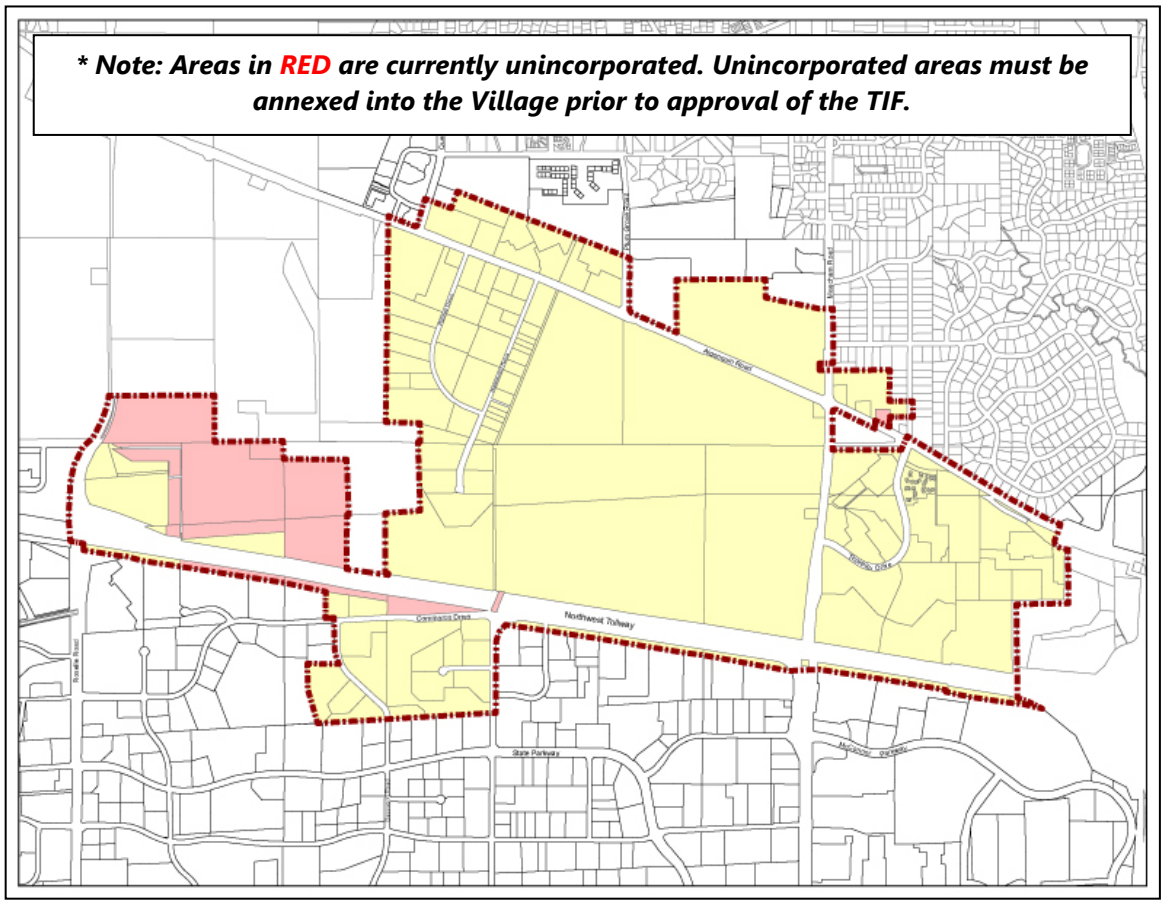
FIGURE 1, *Project Area Boundary*, illustrates the boundary of the Project Area. The Project Area includes a mix of land uses including multi-family residential, commercial, manufacturing, office, hotels, and public uses. "EXHIBIT B ", *General and Legal Description of the Project Area*, contains a legal description of the Project Area.

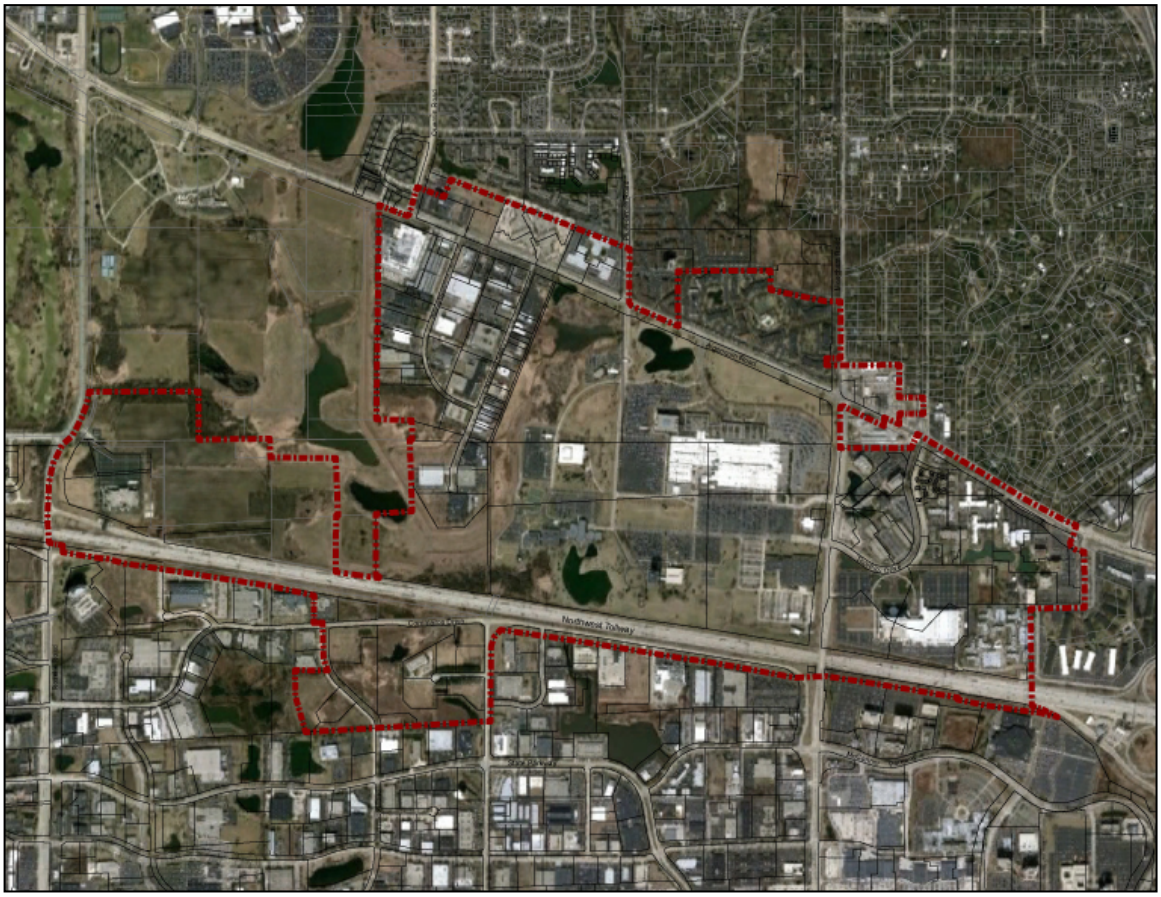
Conclusions

Based upon surveys and analyses conducted for the Village by Teska, the Project Area consists of an improved area, and conditions exist within the improved area to classify the Project Area as a "**conservation area**" for the purposes of qualifying it as a redevelopment project area in accordance with the Act. In accordance with the Act, more than fifty percent (50%) of the buildings are 35 years of age or older, and of the thirteen total qualifying factors set forth in the Act, the following five (5) factors are present to a meaningful extent. In making the determination of redevelopment project area eligibility, it is not required that each and every property or building in the Project Area exhibit qualifying factors. Instead, eligibility is determined on the basis of the conditions within the Project Area as a whole.

- Deterioration
- Obsolescence
- Excessive vacancies
- Lack of community planning
- Declining or lagging equalized assessed valuation ("EAV")

Figure 1: Project Area Boundary





The additional factors of "excessive land coverage" "deleterious land use and layout" and "structures below minimum code standards" are also present in the Project Area but to a lesser extent and are not counted towards eligibility of the Project Area.

The conclusion of Teska is that the number, degree, extent, and distribution of factors as documented in this Eligibility Study qualify the Project Area to be classified as a "conservation area" as defined in the Act. The conclusions presented in this Eligibility Study are those of Teska. Prior to adopting the necessary ordinances approving the TIF Redevelopment Plan and Program (the companion document to this Eligibility Study), designating the Project Area and approving the use of tax increment financing, the Village has reviewed this Eligibility Study, the eligibility methodologies, related supporting data, and conclusions contained herein. As part of the adoption of the above mentioned ordinances, the Act requires the Village to make this Eligibility Study a part of the public record.



I. INTRODUCTION

A. BASIS FOR REDEVELOPMENT

In 1977, the Illinois General Assembly passed the Act, thereby making tax increment financing ("TIF") available for municipalities state wide. Contained within the preambles of the Act are the following legislative findings of the General Assembly:

- There exist within municipalities throughout the State blighted and conservation areas;
- The presence of blight or conditions that lead to blight are detrimental to the safety, health, welfare, and morals of the public; and
- The eradication of blighted areas and the treatment and improvement conservation areas by redevelopment projects are essential to the public interest.

The Act specifies that certain requirements be met before a municipality can establish a redevelopment project area. One of these requirements is

that the municipality must demonstrate that the redevelopment project area qualifies either as a "blighted area" or as a "conservation area" or combination thereof, within the definitions set forth in the Act.

B. PROJECT AREA ELIGIBILITY

As set forth in the Act, a "redevelopment project area" means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as a Blighted Area, or a Conservation Area, or an Industrial Park Conservation Area, or a combination of both Blighted Areas and Conservation Areas.

The Act establishes separate redevelopment project area eligibility criteria for improved areas and vacant areas. A redevelopment project area may contain both improved and vacant areas. For an improved area to qualify for inclusion in a redevelopment project area it must be classified as either a Blighted Area or a Conservation Area. For a vacant area to qualify for inclusion in a redevelopment project area it must be classified as a Blighted Area under one of two definitions of blight for a vacant area. Summarized below is the definition contained in the Act that guides a municipality in classifying an improved area as a Conservation Area.



A Conservation Area means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

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 remediation*
12. *Lack of community planning*
13. *Declining or lagging equalized assessed valuation ("EAV")*

Based on various surveys and analyses by Teska, the Project Area (i) exceeds the minimum 1.5-acre requirement with approximately 1,070 acres, (ii) is an improved area, (iii) meets the 35-year age requirement for more than fifty percent (50%) of the structures, and (iv) contains a sufficient presence of qualifying factors to classify it as a Conservation Area.

II. THE PROJECT AREA DESCRIPTION

The Project Area contains approximately 1,070 acres, is located within a prominent portion of the Village, and is generally bounded by Algonquin Road (IL Route 62) on the north, the Jane Addams Memorial (Northwest) Toll Road (I-90) on the south, Roselle Road on the west, and Arbor Drive on the east. Additional parcels north of Algonquin Road (International Village apartments, Discovery Office Park, Schaumburg Atrium Center, and Lakewoods Corporate Center), and south of the Tollway (Woodfield Business Center) are also included. Existing land uses within the Project Area consist of multi-family residential, commercial, manufacturing, office, hotels, and public uses.

For purposes of this redevelopment planning analysis, Teska divided the Project Area into thirteen (13) planning sub-areas. **FIGURE 2**, *Planning Sub-Areas* illustrates the geographic location of the thirteen planning sub-areas. **TABLE 1**, *Land Uses by Sub-Area*, lists the principal land uses within the Project Area. The eastern portion of improvements within the Project Area were planned and constructed pursuant to the Walden International Planned Unit Development (the "Walden Development"). The Walden Development was originally approved in 1968 as a 155-acre mixed-use development including multiple-family residential, commercial, office, and office/service uses. The residential uses consist of townhouses, condominiums and



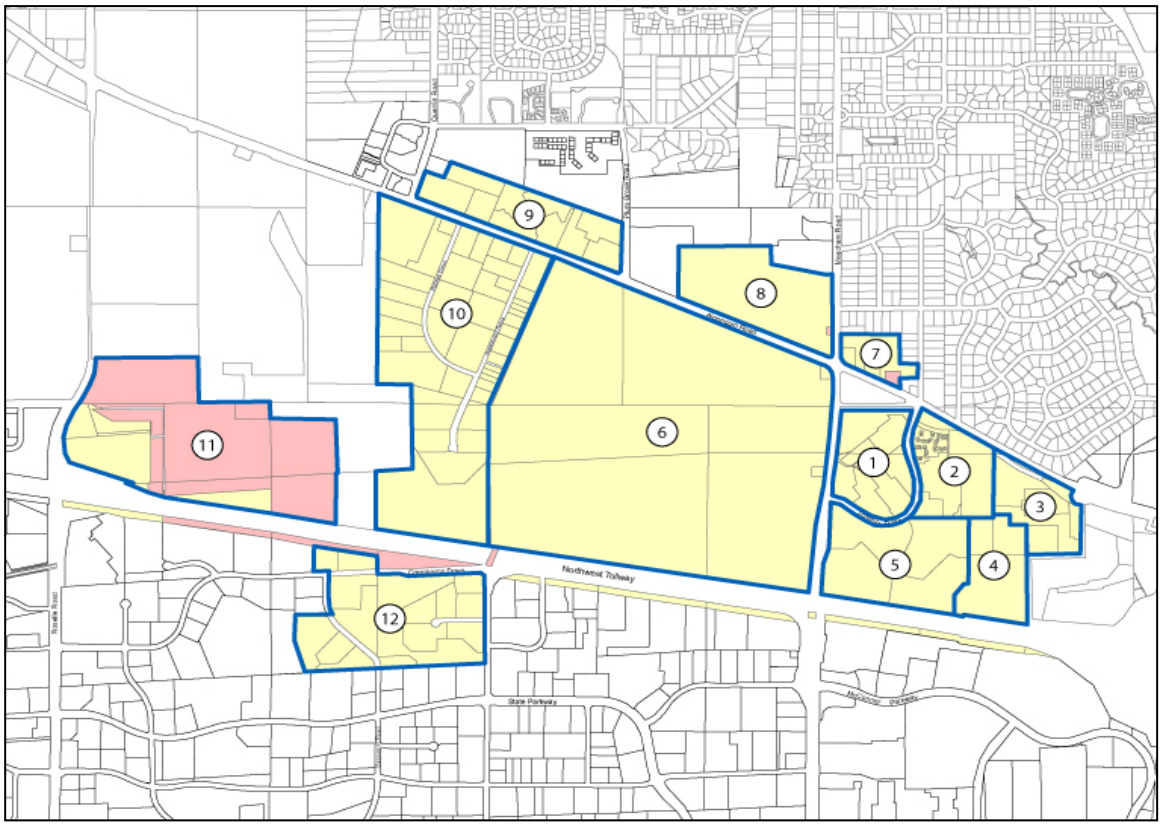
apartments. The Motorola facility began construction in 1967 on their 325-acre campus to the west of the Walden Development (across Meacham Road). During the time of the Motorola construction, International Village, a large apartment complex, was opened which provided the first multiple-family housing in the Village. The balance of the western part of the TIF District developed with primarily office and industrial uses, including Salt Creek office center (1979), Atrium Center and Plum Grove Executive (now Discovery) office center (1985), Lakewood Corporate Center (1986), and the Medieval Times entertainment use in 1991. Development of the Tollway Industrial Park began in 1966, with new business locations continuing through the 1970s and early 1980s for a wide range of manufacturing uses.

The Project Area is characterized by excessive vacancies in the office, multi-family and manufacturing developments, deterioration of buildings and site improvements throughout the entire project area, and the annual growth in equalized assessed value ("EAV") for the Project Area has decreased for 3 of the previous 5 years. Additionally, excessive land coverage in the residential developments with limited access and parking space, and obsolescence of office and manufacturing buildings is present within the Project Area. Finally, at the time the Project Area was first developed, the "General Development Plan" contained in the Village's 1962 Comprehensive Plan called for the area east of Algonquin Road to be developed with manufacturing uses similar to the Motorola Campus to the west. However, this area was developed with multi-family housing, commercial, and office, which was not consistent with the Comprehensive Plan. In addition, the far western portion of the Project Area (Medieval Times) was developed commercially against the recommendations of the Comprehensive Plan.

Table 1: Land Uses by Sub-Area

Sub-Area	Land Uses	No. of Buildings
1	Embassy Suites Hotel, Embassy Plaza, Woodfield Green Office Complex, and American Veterinary Medical Association (AVMA) Building	5
2	Mobil Station, Walden Townhouses (50 units), Hawthorn Estates (219 units), Walden Condominiums (204 units)	24
3	Best Western Hotel, Finn McCool's, Moretti's, Walden Office Square (1821, 1827, 1834)	6
4	Village of Schaumburg storm water pump station, Lakeside of Walden Condominiums (99 units), Field Pointe of Schaumburg apartments (396 units)	16
5	Convention Center / Renaissance Hotel	1
6	Motorola campus	13
7	Shoppes at Prime Village	6
8	International Village Apartments	37
9	Discovery Office Park, Schaumburg Atrium Center, Lakewoods Corporate Center	8
10	Tollway Industrial Park	37
11	Medieval Times, Potential Sunstar Development	1
12	Woodfield Business Center	2
	Total	156

Figure 2: Planning Sub-Areas



III. ELIGIBILITY AND ANALYSIS FINDINGS

Teska conducted the following surveys and analyses within the Project Area to determine whether and to what extent any of the blighting factors are present within the Project Area.

- An exterior survey of the condition and use of each building
- A site conditions survey of streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance
- An analysis of existing uses and their relationships
- A comparison of surveyed buildings to local codes of the Village
- An analysis of original and current platting and build
- An analysis of vacant buildings and tenant spaces
- An analysis of equalized assessed valuation over the past five years
- A review of previously prepared plans, studies and data

A. BUILDING CONDITION ANALYSIS

In June and again in September 2012, Teska documented building and property conditions by means of a detailed exterior survey. Noted during the inspections were structural deficiencies and occupancies of individual buildings and related environmental deficiencies within the Project Area. Summarized below is the process used for evaluating building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures.

1. Building Components Evaluated

During the field survey, each component of a subject building was visually inspected to determine whether it was in sound condition or had minor, major, or critical defects. Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building. Building components examined were of two types.

a) Primary/Structural Components
These include the basic elements of any building: foundation walls, load bearing walls and columns, roof, and roof structure.

b) Secondary components
These are components generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, and gutters and downspouts.

2. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

1. *Sound*
A Sound classification is given to building components that contain no defects, are adequately maintained, and require no treatment outside of normal maintenance as required during the life of the building.

2. *Minor Deficient*
A Minor Deficient classification is given to building components that contain minor defects (loose or missing material or holes and cracks over a limited area), which may or may not be corrected through the course of normal maintenance but could be significant depending on the size of the building or number of buildings in a large complex. Buildings with minor defects clearly indicate a lack of or a reduced level of maintenance. Minor defects have limited effect on either primary or secondary components and the correction of such defects may be accomplished by the owner or occupants of small and medium size residences and commercial buildings. Minor defects are not considered in rating a building as structurally substandard.

3. *Major Deficient*
A Major Deficient classification is given to building components that contain major defects over a widespread area, which would be difficult to correct through normal maintenance. Buildings in the

major deficient category would require replacement or rebuilding of components or significant upgrading of larger buildings or complexes of buildings by people skilled in the building and maintenance trades.

4. *Critical (Dilapidated)*
   A Critical classification is given to building components that contain major defects so extensive that the building is classified as substandard (dilapidated) and the cost of and degree of repair would be excessive or unfeasible. Examples of such major defects are bowing, sagging, or settling to any or all exterior component causing the structure to be out-of-plumb, or broken, loose, or missing material and deterioration over a widespread area.

B. AGE

Age is a prerequisite factor in determining an area's qualification for designation as a conservation area. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems can be a function of time, level of maintenance and climate, structures which are 35 years in age or older typically exhibit more problems and require greater maintenance than more recently constructed buildings.

The Project Area contains 156 buildings consisting of a variety of building types including office, hotel, retail, manufacturing, multi-family residential, and public buildings. Of the total 156 total buildings, approximately 96 (62%) are 35 years in age or older.

Conclusion
Fifty percent (50%) or more of the buildings in the Project Area are 35 years of age or older; therefore, the Project Area meets the prerequisite for designation as a "conservation area."

C. PRESENCE OF CONSERVATION AREA FACTORS

Summarized below are the definitions contained in the Act that serve as guidelines for identifying blighting conditions, followed by the conclusions of the surveys and analyses completed for each blighting factor based on existing conditions within the Project Area.

The conclusions indicate whether the factor is present within the Project Area, and the relative extent to which the factor is present. A factor noted as "not present" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses that would indicate its presence. A factor noted as "present to a limited extent" indicates that the factor is present, but the distribution or impact of the factor is limited. Finally, a factor noted as "present to a meaningful extent" indicates that the factor is present throughout major portions of the Project Area, and that the presence of such conditions has a major adverse impact or influence on adjacent and nearby development. Only qualifying factors "present to a meaningful extent" are counted towards eligibility of the Project Area.

1. Dilapidation

As defined in the Act, dilapidation refers to *"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."*

Discussion / Conclusion

The condition of each building was determined based on findings of an exterior survey of each building within the Project Area, as described earlier in this Eligibility Study. The results of the analysis indicate that while "deterioration" is widely present, its presence is not advanced to the degree of "dilapidation." The factor of "dilapidation" is not present within the Project Area.

2. Obsolescence

As defined in the Act, obsolescence refers to *"the condition or process of falling into disuse. Structures have become ill suited for the original use."*





Discussion

With respect to properties and buildings, the nature of obsolescence may be functional or economic, or a combination of both. Generally, functional obsolescence 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 market place.

a) Functional obsolescence

The design and spatial layout of buildings and site improvements and their geographical location respond to market needs for specific uses at the time those buildings and improvements are constructed. Additionally, buildings and improvements are designed within the technological constraints of the time. Design and spatial layout characteristics of buildings and site improvements include, and are not limited to, floor area, height, column spacing, loading and service areas, building orientation, on-site parking and storage areas, and vehicular circulation.

Over time, geographical and structural changes occur within industries and real estate markets causing properties to become ill suited for their original use, resulting in deficiencies in those buildings that limit their ability to function for their original purpose. This loss in functionality and overall usefulness or

desirability of a property, diminishes the value of the property and the building.

b) Economic obsolescence

Economic obsolescence is generally a result of building or site improvements that cause some degree of market rejection, resulting in a diminished market value of the property for its original intended use. Symptoms of economic obsolescence include excessive vacancies, lack of maintenance, deterioration, and dilapidation of buildings and site improvements.

Site improvements, including sewer and water lines, public utility lines (gas, electric, and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.





Typically, buildings with excessive vacancies or those classified as deteriorating or dilapidated contain undesirable building or site improvement conditions that may be infeasible to cure, resulting in an accelerated decline in market value. When not corrected, these building and site improvement deficiencies adversely impact neighboring areas, thereby detracting from the physical, functional, and economic vitality of the overall area.

<u>Conclusion</u>

Overall, "obsolescence" is present to a meaningful extent throughout the Project Area. Obsolescence within the Project Area includes multi-family residential buildings containing obsolete

heating, ventilation, and air-conditioning (HVAC) as evidenced by window air conditioners protruding from windows, as opposed to high-efficiency HVAC systems contained in modern residential construction. Additionally, enclosed parking provided for Field Pointe of Schaumburg is constrained by limited floor-to-ceiling heights, and 6-foot-1-inch garage door heights. The International Village apartments, constructed in 1967, also lack amenities available in modern multi-family developments.



Also, obsolescence is evidenced by buildings of limited size, design, and utility where excessive vacancies appear as first symptoms of obsolescence. Thirteen (13) of the fifteen (15) office buildings (87%) within the Project Area currently have excessive vacancies in terms of floor area and duration. Over the past 4 years, all of the office buildings have had an average quarterly vacancy rate exceeding 10 percent, and in most cases significantly higher. Currently, approximately 379,738 sf (or 41%) of the total 926,180 sf of total leasable office space is vacant within the Project Area, with individual building vacancies as high as 100 percent in some cases (Schaumburg Atrium Center). Significant vacancies also exist within the Motorola campus buildings (approximately 35%), with 3 of the 13 buildings completely or nearly completely vacant and no longer suitable for use by Motorola. Additional vacancies are also present within the Tollway Industrial Park and adjacent commercial space along Algonquin Road.

3. Deterioration

As defined in the Act, deterioration refers to, *"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, 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 protrude through paved surfaces."

Discussion

Based on the definition contained in the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. For purposes of evaluating structures to determine the presence of deterioration, the following guiding principles were followed.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of paint, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.

- Deterioration, which is not easily correctable and cannot be accomplished in the course of normal maintenance, may also be evident in buildings. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, interior walls, ceilings, stairs etc.), and defects in primary building components (e.g., foundations, frames, roofs, floors, load-bearing walls, or building systems, etc.), respectively. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree and extent of primary and secondary component defects.

- All buildings and site improvements classified as dilapidated are also classified as deteriorated.

Deterioration of Site Improvements

Field surveys were conducted to identify the condition of site improvements, including street pavement, parking, and surface storage areas.



Examples of deteriorating site improvements throughout the Project Area (streets, parking areas, sidewalks, curbs, fences, etc.)

Deterioration of Buildings

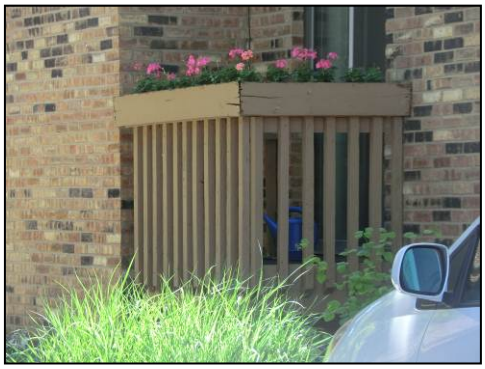
The presence of deterioration among buildings contained within the Project Area was determined based on observable components and the degree and distribution of minor and major defects. The analysis of building and site deterioration is based on the survey methodology and criteria described in the preceding section entitled "Building Condition Analysis."

Examples of deteriorating building improvements throughout the Project Area (foundation cracks, tuck pointing, decks, roofs, etc.)













Conclusion

Various site improvements and parking lots are in poor condition throughout the Project Area, with surface parking lots containing extensive cracking, potholes and depressions, protruding weed growth, instances of crumbling curbs and gutters, cracks in sidewalks, collapsing fences, and failing retaining walls. **TABLE 2**, *Summary of Building Conditions,* tabulates primary building deterioration by extent and location. Overall, deterioration of site improvements is present in all twelve (12) sub-areas within the Project Area, while minor deterioration of buildings is present in eight (8) out of twelve (12) sub-areas. Major deterioration is present in only one (1) out of twelve (12) sub-areas.

Table 2: Summary of Building Conditions

Sub-Area	Total Structures	Sound	Minor Deficient	Major Deficient	Substandard Dilapidated
1	5	5	0	0	0
2	24	2	22	0	0
3	6	3	3	0	0
4	16	2	14	0	0
5	1	1	0	0	0
6	13	6	7	0	0
7	6	4	2	0	0
8	37	12	23	0	0
9	8	8	0	0	0
10	37	18	18	1	0
11	1	0	1	0	0
12	2	2	0	0	0
Total	156	63	90	1	0
Percent	100%	40%	57%	1%	0%

Of the 156 structures within the Project Area, 91 exhibit some signs of deterioration (or 58%). Overall, deterioration of buildings and site improvements is present to a meaningful extent throughout the entire Project Area.

4. Illegal Use of Individual Structures

As defined in the Act, illegal use of individual structures refers to "*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.*"

Discussion / Conclusion
While some of the uses, layout of sites, setback requirements, and building coverage may not be in conformance to current building or zoning requirements, no illegal activities were found to be present. "Illegal use of individual structures" is not present within the Project Area.

5. Structures Below Minimum Code Standards

As defined in the Act, the presence of structures below the minimum code standards refers to "*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.*"

Discussion
As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten the health, safety, or general welfare of its occupants or adjacent properties.

Conclusion
The factor of "structures below minimum code standards" is present to some extent within the Project Area but has not been confirmed by supporting evidence from the Village. As previously noted, 91 of 156 buildings (58%) exhibited some level of building deterioration, including potentially hazardous deck supports and columns

supporting porticos over entranceways. Additionally, handicap access (ADA) is obstructed and inadequately marked for some building entrances. This suggests some degree of code violations are present, but without supporting documentation "structures below minimum code standards" is not used as a qualifying factor for eligibility of the Project Area.

6. Excessive Vacancies

As defined in the Act, excessive vacancies refer to "*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.*"

Discussion / Conclusion

The factor of excessive vacancies is present to a meaningful extent in office buildings throughout the Project Area, throughout the Motorola campus and Tollway Industrial Park, and in residential buildings located in Sub-Areas 2 and 4.



In addition, currently thirteen (13) of fifteen (15) office buildings (87%) in the Project Area contain excessive vacancy rates. During the past years, from 2009 to the first quarter of 2013, the combined vacancy rates for the total leasable office space throughout the Project Area exceeded 40%. **TABLE 3**, *Office Building Vacancy Rates: 2009 – 2013*, lists annual office vacancy rates for the past four (4) years.

Table 3: Office Building Vacancy Rates: 2009 – 2013

	Total SF	Total Avail SF	% Vacancy
Current	1,148,497	449,358	39.1%
2012	1,148,497	430,915	37.5%
2011	926,180	401,803	43.38%
2010	926,180	395,800	42.73%
2009	926,180	386,050	41.68%

Source: Village of Schaumburg CoStar report through 1Q 2013

Motorola is experiencing excessive vacancies throughout their campus as well. Out of approximately 2.6 million square feet of available space, approximately 900,000 sq. ft. is currently vacant, or approximately 35% of the total campus is currently unoccupied.





Excessive vacancies within multi-family residential buildings located in Sub-Areas 2 and 4, is the result of a combination of factors, including (i) higher than normal turnover rates for units, (ii) removal of units from the market for purposes of remodeling those units in an effort to enhance their marketability, (iii) and an attempt at converting an apartment building into condominiums. Aggravating residential vacancies is the current financial market where mortgage lending has essentially dried up.

Vacancies of the four multiple-family developments range from 4% to approximately 20%. In addition, the Tollway Industrial Park contains scattered vacancies (6 of 37 buildings, or 16%) throughout the development, including completely vacant buildings as well as multi-tenant buildings with partial vacancy.

Overall, vacancies within the Project Area are significant in terms of floor area and duration. **Therefore, "excessive vacancies" is present to a meaningful extent throughout the Project Area**.

7. Excessive Land Coverage

As defined in the Act, excessive land coverage and overcrowding of structures and community facilities refers to *"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 that exhibits excessive land coverage are: 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 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 reasonable required off-street parking, or inadequate provision for loading and service."*

Discussion

The eastern portion of the Project Area contains multiple buildings arranged on separate lots containing limited and disjointed open space. The pedestrian and vehicular circulation systems serving the various uses within the Project Area do not promote convenient, accessible and shared access of open space for the benefit and enjoyment of persons living and working within the Project Area. Excessive land coverage and overcrowding of sites pertains primarily only to the multi-family residential developments in Sub-Areas 2 and 4 with limited space between buildings, open space for landscaping features and limited parking spaces based on the number of units. In some of the residential developments, there appears to be insufficient or limited spaces allocated for guest parking. Consequently, the layout of the residential developments which proportionally represent a limited portion of the total Project Area (5% of the total area of the Project Area), do not promote the intended synergistic relationship between similar uses and open space, thereby creating excessive land coverage within only a limited portion of the Project Area. Evidence of

the existence of excessive land coverage for the eastern portion of the Project Area (east of Meacham Road) is listed below:

1. The Walden Development consists of a series of separate residential and commercial developments. Collectively, however, the separate design and layout of each use does not promote the intended synergistic relationship and activities between and among similar and dissimilar uses within the Project Area.



2. Land use layout and building orientation is largely designed to accommodate and promote automobile access, parking and circulation, rather than for purposes of enhancing the quality of life for residents, employees, and guests through shared parking, pedestrian and land-use connections, and other site amenities.

3. With a limited exception of open space devoted to and surrounding storm water retention ponds, open space within the Project Area is largely arranged to accommodate set-back requirements, rather than for purposes of enhancing the quality of life for residents, employees, and guests through shared and useable open space, pedestrian and land-use connections, and other site amenities.

Conclusion

The factor of "excessive land coverage and overcrowding of structures and community facilities" is present primarily within the eastern portion of the Project Area to the east of Meacham Road. Therefore, due to the limited extent of the Project Area affected (approximately 50 acres or 5% of the total area) "excessive land coverage and overcrowding of structures and community facilities" is not present to a meaningful extent.

8. Lack of Ventilation, Light, or Sanitary Facilities

As defined in the Act, lack of ventilation, light, or sanitary facilities refers to *"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 or inadequacy 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."*

Discussion / Conclusion

The exterior survey alone could not adequately document the presence of this factor. Therefore "lack of ventilation, light, and sanitary facilities" was not documented as part of the Project Area eligibility analysis.

9. Inadequate Utilities



As defined in the Act, inadequate utilities refers to *"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 within the Village to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area."*

Discussion / Conclusion

Information provided by the Village indicates that existing utilities are generally adequate, and there is no plan at this time for significant upgrades to existing utilities. However, no utilities exist to serve the vacant land at the western boundary of the Project Area. Since the

vacant area is a relative small portion of the entire planning area, this alone is not sufficient support for the inclusion of this criteria. Accordingly, "inadequate utilities" was not found to be present in the Project Area to a meaningful extent.

10. Deleterious Land Use or Layout

As defined in the Act, deleterious land use or layout refers to *"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."*

Discussion/Conclusion
Examples of incompatible land-use relationships include inappropriate mixed-uses, or uses that no longer promote the intended synergistic relationship between the similar uses as originally intended, creating dysfunctional use relationships and inadequate spaces, and obsolete uses that no longer conform to current development trends. These conditions lead to economic and functional obsolescence, and the overall decline of an area.

Although the Walden Development, approved in 1968, exhibits design problems in the poorly designed and integrated mix of uses, excessive surface parking, lack of open space and pedestrian amenities, buffers, poor access and circulation, the overall land use objectives to provide housing near employment centers to reduce vehicle travel remains a desirable planning objective.

Therefore, "Deleterious land use or layout" is not present within the Project Area.

11. Lack of Community Planning

As defined in the Act, lack of community planning means that *"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."

Discussion

In 1962, the Village adopted its first Comprehensive Plan (the "1962 Comp Plan"), which was last updated in 1996. The 1962 and subsequent Comprehensive Plan updates have served as the community plan over the past 50 years for purposes of guiding development throughout the Village, including the Project Area. The "General Development Plan" contained in the 1962 Comp Plan called for the Project Area to be developed with manufacturing uses, which has occurred on the western portion of the Project Area with the development of the Motorola campus, beginning in 1967, and later development of the Tollway Industrial Park.

During the early 1960s, northwest suburban municipalities were capturing a great amount of the rising demand for manufacturing space and developments. Accordingly, it was reasonable for the Village to include in its 1962 Comprehensive Plan accommodations for manufacturing facilities. Additionally, the Project Area was conveniently located at the interchange of Interstate 90 (I-90) and Illinois Route 53.

Parallel with the rising manufacturing sector was a growth in jobs, and a need to house employees. However, opportunities for accommodating a growing employment base near existing utilities and roadways was limited within adjacent municipalities due to a lack of land area set aside for new multi-family housing, as well as perceived incompatibility between multi-family housing and single-family housing within the general development community.

To accommodate a growing population, as well as to enhance its tax base, the Village parted from its 1962 Comprehensive Plan when developing the eastern portion of the Project Area (east of Meacham Road). However, developments such as Walden Development were new for both the Village, as well as the northwest suburbs. Likewise, switching from a manufacturing use to a mix of residential, commercial and office uses presented various seen and unforeseen planning risks

and hurdles that the Village would tend to and strive to overcome to ensure successful horizontal integration of the mixed uses.

As a result of new and untested design elements of the Walden Development, and an absence of effective community planning to respond to those elements in 1968, the Project Area exhibits evidence of adverse or incompatible land-use relationships (both between and among similar and dissimilar uses), inadequate street layout, improper subdivision, and parcels of inadequate shape and size to meet contemporary development standards; evidence demonstrating an absence of effective community planning throughout the eastern half of the Project Area. Evidence of the existence of lack of community planning for the eastern portion of the Project Area is listed below:

1. The Walden Development consists of a series of separate residential and commercial developments. Collectively, however, the separate design and layout of each use does not promote the intended synergistic relationship and activities between and among similar and dissimilar uses within the Project Area.

2. Land use layout and building orientation is largely designed to accommodate and promote automobile access, parking and circulation, rather than for purposes of enhancing the quality of life for residents, employees, and guests through shared parking, pedestrian and land-use connections, and other site amenities.

3. Numerous commercial and residential access drives are not aligned along collector streets, which aggravate the circumstance of incompatible land use relationships.

4. Lack of shared access drives and parking among similar uses, combined with limited and inefficient internal circulation aggravate vehicular circulation, and creates "invisible" barriers to otherwise complementary land uses.

5. With a limited exception of open space devoted to and surrounding storm water retention ponds, open space within the Project Area is largely arranged to accommodate set-back requirements, rather than for purposes of enhancing the quality of life for residents,

employees, and guests through shared and useable open space, pedestrian and land-use connections, and other site amenities.

The success of industrial development and access provided by the Tollway has brought new opportunities to the Village for expanded industrial uses. The expansion of the TIF District to include properties to Roselle Road is proposed to capture such new development opportunities. However, the most recent 1996 Village Comprehensive Plan does not address or have a plan for the expansion of industrial or other uses to Roselle Road.

Conclusion

"Lack of Community Planning" is present to a meaningful extent throughout the eastern and western portions of the Project Area. **Therefore, due to the amount of the Project Area affected (approximately 15%), "lack of community planning" is present to a meaningful extent throughout the Project Area**.

12. Environmental Remediation

As defined in the Act, environmental remediation means that *"the 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."*

Discussion / Conclusion

The condition of environmental remediation has not been documented as part of the Project Area eligibility analysis.

13. Declining or Lagging Equalized Assessed Valuation

As defined in the Act, a declining or lagging equalized assessed valuation means that *"the total EAV of the proposed redevelopment project area has declined for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for three of the last five 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 of the last five calendar years for which information is available."*

Discussion / Conclusion

For purposes of this Eligibility Study, an analysis of the increase/decrease in EAV of the Project Area was conducted for the assessment period of 2007 through 2012, along with a comparison between the growth in total EAV for the Project Area and the growth in EAV for the balance of the Village, and a comparison of the EAV to the Consumer Price Index (CPI) for all urban consumers, to derive annual rates of change for a five-year period. **TABLE 4** summarizes the EAV growth rates for the Project Area, the Village, and the CPI during the last five years.

Table 4: EAV Growth Rates: Project Area, Village and CPI

	2007	2008	2009	2010	2011	2012
Project Area EAV	$310,908,330	$323,505,121	$284,863,528	$245,438,260	$214,283,537	$213,676,423
% Change	NA	4.05%	-11.94%	-13.84%	-12.69%	-0.28%
EAV of Remainder of Village	$4,189,610,582	$4,400,612,868	$4,264,066,696	$3,804,274,346	$3,397,215,607	$3,114,061,255
% Change	NA	5.04%	-3.10%	-10.78%	-10.70%	-8.33%
Consumer Price Index (CPI)	207.342	215.303	214.537	218.056	224.939	229.594
% Change	NA	3.84%	-0.36%	1.64%	3.16%	2.07%

As shown in Table 4 above, in the previous 5 years that assessment information is available (the period 2007-2012), the Project Area has decreased in EAV for 4 of those 5 years (2009, 2010, 2011, and 2012).

In comparison with the remainder of the Village of Schaumburg (total Village EAV minus the Project Area EAV), the Project Area has increased at a rate that is less than the remainder of the Village in 4 of the previous 5 years (2008, 2009, 2010, and 2011).

In addition, the Project Area has increased at a rate that is less than the increase in the Consumer Price Index (CPI) for all urban consumers for 4 of the previous 5 years (2008, 2009, 2010 and 2011)

Based upon the decrease in EAV of the Project Area for 4 of the past 5 years, and the increase in growth of the EAV of the Project Area being less than the increase in growth of the CPI for all urban consumers and the Village of Schaumburg for 4 of the past 5 years, "declining or lagging growth in EAV" is present to a meaningful extent within the Project Area.

IV. CONCLUSION

Based on the surveys and analyses conducted by Teska, the Project Area is an "improved area" within the guidelines contained in the Act.

The conclusion of Teska is that the number, degree, and distribution of conservation area factors as documented in this Eligibility Study qualify the Project Area to be classified as a "**conservation area**" as defined in the Act.

TABLE 5, *Presence and Distribution of Conservation Area Factors*, tabulates the distribution and extent of the presence of Conservation Area blighting factors that exist within the Project Area. Summarized below is the conservation area blighting factors that are present to a meaningful extent, and reasonably distributed within the Project Area.

- Deterioration
- Excessive vacancies
- Obsolescence
- Lack of community planning
- Declining or lagging equalized assessed valuation

Table 5: Presence and Distribution of Conservation Area Factors

		Sub Areas												
	Conservation Area Factors	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**Project Area**
1	Deterioration	X	•	°	•	X	•	•	•	°	•	°	x	•
2	Excessive Vacancies	•	°	•	°	x	•	X	x	•	°	x	x	•
3	Obsolescence	•	°	°	°		•	x	°	•	°	x	x	•
4	Lack of Community Planning	•	•	•	•	x	x	x	x	x	x	x	x	•
5	Declining or Lagging EAV	•	•	•	•	•	•	•	•	•	•	•	•	•

X Not present
° Present to a limited extent
• Present to a meaningful extent

EXHIBIT F

HOUSING IMPACT STUDY
for the
NORTH SCHAUMBURG
REDEVELOPMENT PLAN AND PROJECT

HOUSING IMPACT STUDY

for the

North Schaumburg
Tax Increment Financing

VILLAGE OF SCHAUMBURG, ILLINOIS

Al Larson, Village President

Prepared for the
Village of Schaumburg

Originally Prepared by:
Busse Consulting, Inc.

January 2009

Amended by:
Teska Associates, Inc.

December 2013

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INTRODUCTION

This document entitled, *"Housing Impact Study for the North Schaumburg Tax Increment Financing Project Area"* (the "Housing Impact Study") is a companion document to the document entitled, *"North Schaumburg Tax Increment Financing Eligibility Study"* (the "Eligibility Study"), and both this Housing Impact Study and the Eligibility Study are incorporated by reference in the document entitled, *"North Schaumburg Tax Increment Financing Redevelopment Plan and Project"* (the "Redevelopment Plan"). The Village of Schaumburg (the "Village") engaged Teska Associates, Inc. ("Teska") to prepare the Housing Impact Study in accordance with the *Illinois Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1 *et seq.*), as amended (the "Act"). Terms not defined herein shall have the same meaning as those terms contained within the Redevelopment Plan.

The Redevelopment Plan addresses a redevelopment project area that includes parcels along Algonquin Road (IL Route 62) and the Jane Addams Memorial (Northwest) Toll Road (I-90) to the east and west of Meacham Road as shown in figure 1 (the "Project Area"). The Redevelopment Plan for the Project Area may include redevelopment of housing units within the Walden Townhouses, Hawthorn Estates, Walden Condominiums, Lakeside of Walden Condominiums, Field Pointe of Schaumburg Apartments and International Village Apartments. In accordance with the Act, the purposes of this Housing Impact Study are to (i) document characteristics of housing and residents within the Project Area, and (ii) identify residential units that may be removed, the availability of replacement housing, and the type and extent of relocation assistance to be provided by the Village. **Figure 1**, *Project Area Boundary*, illustrates the boundary of the Project Area.

As a part of the feasibility study for a proposed TIF district, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11 - 74.4 - 1, et seq.) (the "Act") stipulates that a Housing Impact Study must be prepared when:

"*...the redevelopment plan would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and no certification is made [that the redevelopment plan will not result in displacement of residents], then the municipality shall prepare, as part of the separate feasibility report required by subsection (a) of Section 11-74.4-5, a housing impact study. (Section 11-74.4-3(n)(5))*"

The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the site visit and the 2010 U.S. Census data review for the Project Area. A good faith estimate and determination of the type and number of residential units within each building, whether such residential units were inhabited, and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from the Village of Schaumburg and data from the 2010 U.S. Census Bureau.

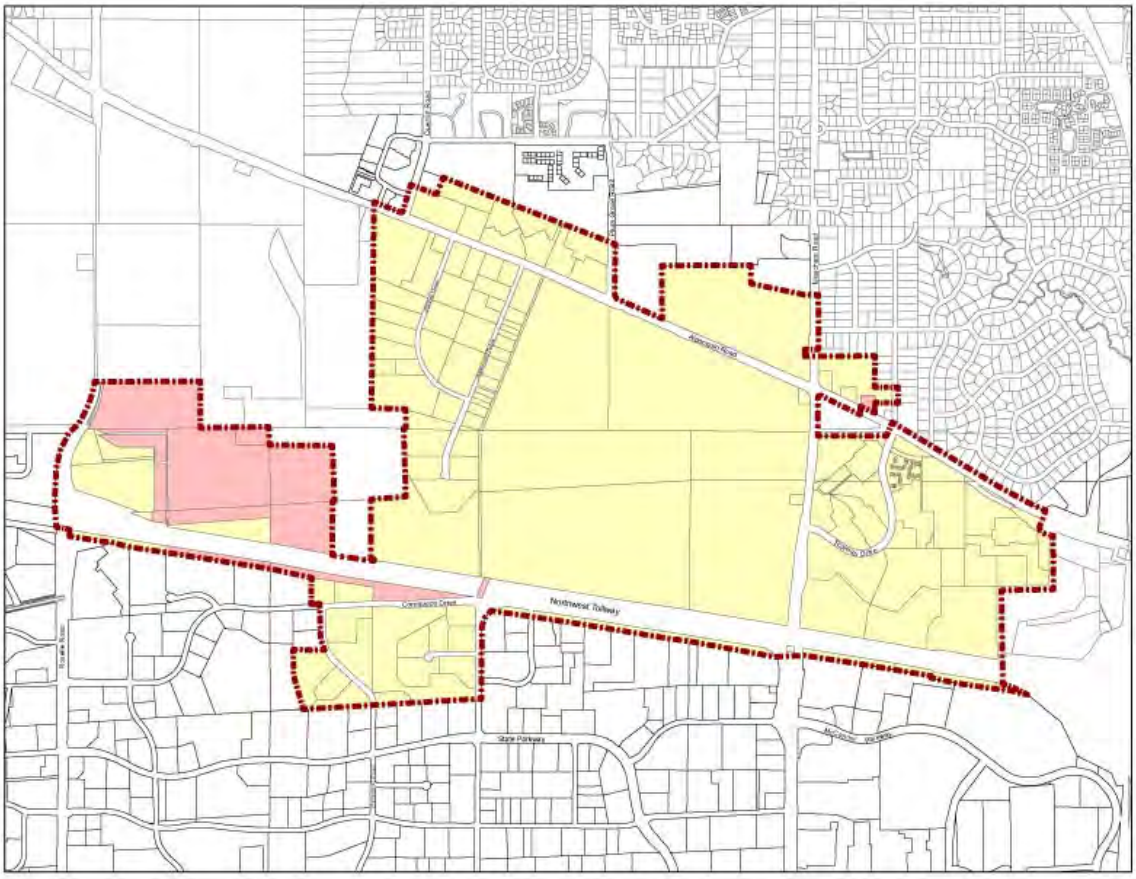


Figure 1: Project Area Boundary for the Housing Study (parcels marked in red are currently unincorporated in the village of Schaumburg)

Based on the 2010 U.S. Census data at the block level, the Project Area contains 1,695 residential units including:

- 254 units at Walden Townhomes and Condominiums;
- 396 units at Field Pointe of Schaumburg Apartments;
- 732 units at International Village Apartments; and
- 318 units at Hawthorn Estates and Lakeside of Walden

The primary goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the redevelopment area as a conservation area and to provide the direction and mechanisms necessary to revitalize the Project Area as a cohesive and vibrant mixed-use district. The Redevelopment Plan provides for public and private projects that may be accomplished through a combination of tax increment financing and normal market transactions with property owners. Public projects and new development and redevelopment by the private sector, with or without incentives from the Village, will likely result in the displacement of residents from 10 or more inhabited residential units. Therefore, the Village cannot certify that no displacement will occur over the 23-year term of the Project Area and a housing impact study is required.

Pursuant to the Act, Section I of the Housing Impact Study includes:

(i) Data from field surveys and census data as to whether residential units are single-family or multi-family units.

(ii) Documentation of the number and type of rooms within residential units (provided that information is available).

(iii) Documentation of whether residential units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed.

(iv) Data as to the racial and ethnic composition of the residents in the inhabited residential units. (The Act deems this requirement satisfied if based on the most recent U.S. Census).

Section II of the Housing Impact Study identifies the inhabited residential units in the proposed redevelopment project area that are to be, or may be, removed. Also, in accordance with the Act, the Housing Impact Study provides the following.

(i) The number and location of residential units that may be removed.

(ii) The Village's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences may be removed.

(iii) The availability of replacement housing for those residents whose residences may be removed, and identification of the type, location, and cost of the replacement housing.

(iv) The type and extent of relocation assistance to be provided.

I. Project Area Housing and Resident Demographics

Methodology and source of data used in the Housing Impact Study

The data used in this housing impact study includes field notes from site visits conducted by Teska, information provided by the Village of Schaumburg, 2010 United States Census data, as well as data from the American Community Survey. Census data at the block level was used to calculate the number and type of residential units, population, demographics and economic conditions. Where block level information was not available, Census Tract[1] or Block Group[2] level data was used. According to the U.S. Census Bureau, Census Tracts usually have between 2,500 and 8,000 persons and are designed to be homogeneous with respect to population characteristics, economic status, and living conditions. Hence, these characteristics for the project area were calculated as a percentage of the residential parcel area within each census tract or block group for which information was available.

The TIF project area falls under the Census Tracts and Blocks listed below in Table 1.

Table 1: Census Tract and block numbers within the project area

Census Tract	Block number
8046.03	1030
	2000
	2003
	2006
	2011
	2012

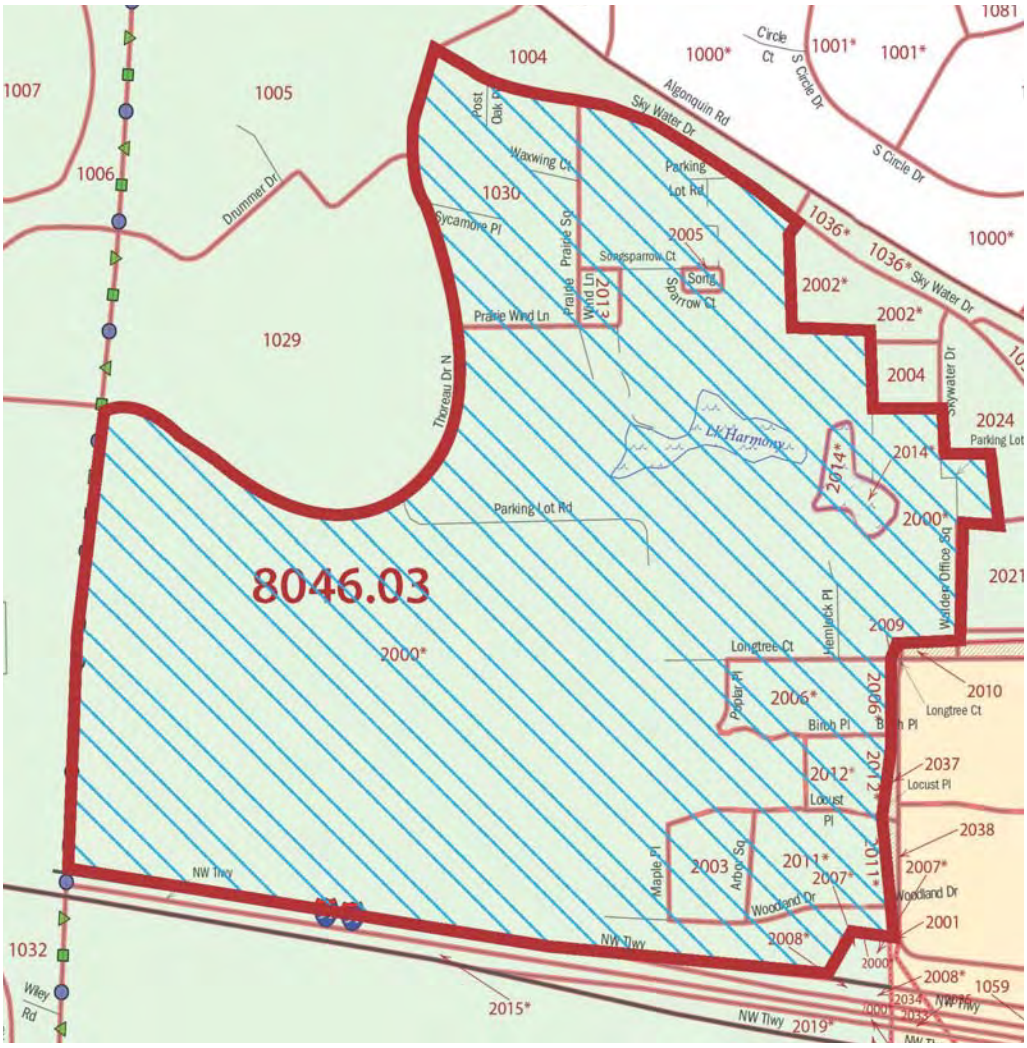


Figure showing the area of census tract 8046.03 that contains housing units within the project area.

Census Tract	Block number
8041.08	2014
	2015
	2017
	2021
	2025
	2026
	2027
	2028
	2031

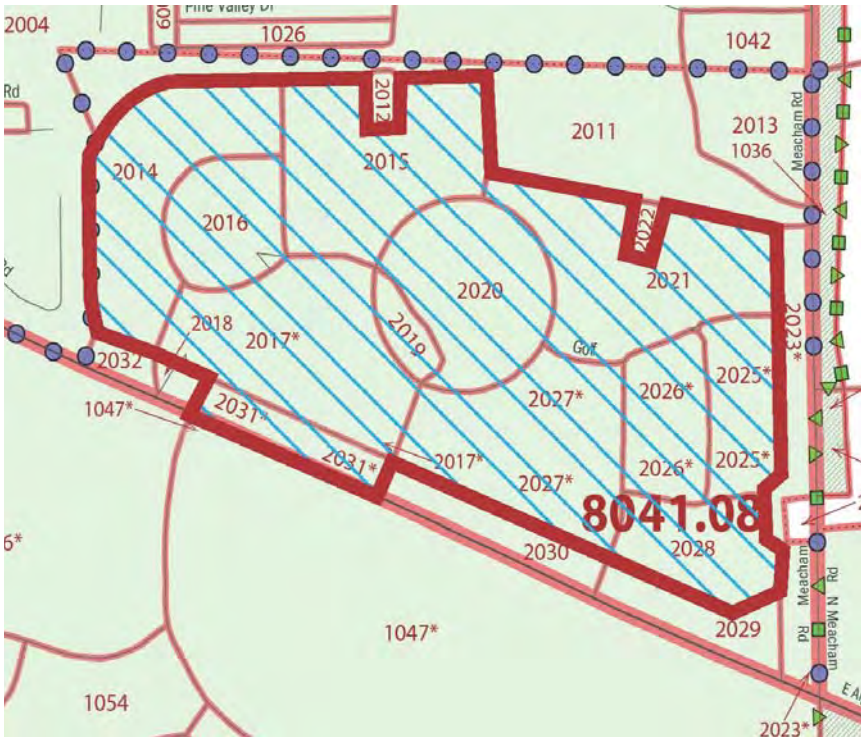


Figure showing the area of census tract 8041.08 that contains housing units within the project area.

Section I of this Housing Impact Study provides housing, racial/ethnic, and household income characteristics for the Project Area. Housing characteristics include number of residential units inhabited and uninhabited, types and sizes of units, and the number of bedrooms. Racial and income characteristics include ethnic composition of inhabited residential units and household income. To document these characteristics, Teska utilized 2010 U.S. Census data at the block level for each of the residential developments within the project area.

A. RESIDENTIAL UNITS: NUMBER AND TYPE

Teska documented the number and type of residential units in the Project Area as per the 2010 U.S. Census block level information and site visit notes. Based on this data, and as of April 12th, 2013, Teska estimates that there are 49 residential structures and 1,700 residential units within

the Project Area. This includes multi-family condominium buildings, multi-family townhomes, and multi-family apartment buildings.

Table 2: Number of Residents as per the Census Blocks

2010 U.S. Census Block	*Census tract and housing units*	*Number of Residents*	*Residential Developments the units are included in*
1030	8041.08 (963 units)	303	Walden Townhomes and condominiums
2000		794	Hawthorn condominiums and Lakeside at Walden
2003, 2006, 2011 and 2012		384	Field Pointe of Schaumburg Apartments
2014, 2015, 2017, 2021, 2025, 2026, 2027, 2028, 2031	8041.08 (732 units)	1,494	International Village Apartments
Total Numbers		***2,975***	

Source: 2010 U. S. Census Bureau

Table 3: Number of units within the project area

Name and Type of Units	No. of Buildings	**No. of Dwelling Units**
Hawthorn Estates Condominiums	2	206
Walden Condominiums	2	204
Lakeside at Walden Condominiums	3	99
Hawthorn Estates Townhouses	4	13
Walden Townhouses	14	50
Fieldpointe of Schaumburg Apartments	12	396
International Village Apartments	12	732
Totals	**49**	**1,700**

As defined by the Census Bureau, a single-family unit[1] can be a detached unit (single-unit housing structure with open space on all four sides) or an attached unit (single-unit housing structure that has one or more unbroken walls extending from ground to roof separating it from adjoining structures, such as a townhouse). Multi-family units on the other hand are defined as housing units contained in multi-unit structures, such as apartment buildings. Field observations and information from the 2010 Census was used to estimate the type of dwelling units within the project area.

3 Source - http://www.census.gov/population/pop-profile/dynamic/housing.pdf

Table 4 below summarizes the type of residential units for the TIF project area.

Table 4: Estimated Housing Units by Type

Type	Number of Units within the TIF Project Area	Percentage of the Total TIF Project Area
Single Family	**63**	3.7%
Multi-Family	**1,637**	96.3%
Total	1,700	100.0%

Source: Site visit notes by Teska and parcel information from the Cook County Assessor's website

B. Number and Type of Rooms within the Units

Table 5 shows the estimated number of bedrooms in the residential units of the project area. As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A residential unit consisting of only one room, such as a one-room efficiency apartment, is classified by definition as having no bedroom.

To document the number of bedrooms, Teska utilized site visit notes, phone surveys and 5-Year Estimates (2006-2010) by the American Community Survey at the census tract level. The table below lists the number of units for each of the bedroom types and the percentage of such units within the census tract.

Table 5: Housing Characteristics

Name Unit Type Total Units*	Property Index Numbers: Parcel and Unit #s	No. of Units by Bedroom**
Walden Town Houses (50 units)	07-01-200-062 through 07-01-200-111	2BR- 31 3BR- 15 4BR- 4
Walden Condominiums (204 units)	07-12-200-009 Unit PINs: 1001-1204	Studio- 12 1BR- 88 2BR- 104
Lakeside at Walden Condominiums (99 units)	07-12-201-021 Unit PINs: 1001-1099	Studio- 18 1BR- 57 2BR- 24
Fieldpointe of Schaumburg Apartments (396 units)	07-12-202-007	Studio- 72 1BR- 228 2BR- 96
Hawthorn Estates Town Houses (13 units)	07-12-200-013 Unit PINs: 1001-1013	2BR- 7 3BR- 6
Hawthorn Estates Condominiums (206 units)	07-12-200-013 Unit PINs: 1014-1219	Studio- 12 1BR- 90 2BR- 104
International Village Apartments (732 units)	02-34-400-020	1BR- 398 2BR- 319

		3BR- 15
Summary of Units		
Condominiums	Studio	42
	1 Bedroom	235
	2 Bedrooms	232
Townhomes	2 Bedrooms	38
	3+ Bedrooms	25
Apartments	Studio	72
	1 Bedroom	626
	2 Bedrooms	415
	3 Bedrooms	15

C. NUMBER OF INHABITED UNITS

The occupancy status of the residential units in the study area must be determined not less than 45 days prior to the adoption of the ordinance or resolution fixing the time and place for the public hearing. The Village of Schaumburg adopted an ordinance fixing the time and place for a public hearing on August 27, 2013, and the occupancy status of the residential units was determined on April 24, 2013 (as per 2010 Census data).

The 2010 US Census provides information on number and occupancy of housing units at the block level. **Table 6**, *Housing Unit Occupancy Status*, lists the total number of occupied and vacant housing units for the Project Area as per the2010 US Census at the block level. The 2010 Census documented that there were 1,695 units of housing in the census blocks that the Project lies within, 1,476 of which were occupied (87%) and 219 of which were vacant (13%).

Table 6: Housing Units Occupancy Status

Block Number	Number of CBD TIF Area Units	
	*Occupied**	*Vacant**
Census Tract 8046.03, Block 1030	137	13
Census Tract 8046.03, Block 2000	476	75
Census Tract 8046.03, Block 2003	26	7
Census Tract 8046.03, Block 2006	64	2
Census Tract 8046.03, Block 2011	57	7
Census Tract 8046.03, Block 2012	83	16
Census Tract 8041.08, Block 2014	99	23
Census Tract 8041.08, Block 2015	112	10
Census Tract 8041.08, Block 2017	103	19
Census Tract 8041.08, Block 2021	106	15
Census Tract 8041.08, Block 2025	50	11
Census Tract 8041.08, Block 2026	53	8
Census Tract 8041.08, Block 2027	53	8
Census Tract 8041.08, Block 2028	56	5
Census Tract 8041.08, Block 2031	1	0

Total units	**1,476 (87%)**	**219 (13%)**

Source: U.S. Census Bureau, Census 2010

Units with Kitchen and Plumbing Facilities

Table 7 shows the estimated number of conventional residential units in the TIF Project Area with kitchen facilities and plumbing facilities. As defined by the Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water; (2) a range, cook top and convection or microwave oven, or cook stove; and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cook stove. An ice box is not considered to be a refrigerator. Complete plumbing facilities as defined by the Census Bureau include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing facilities are classified as lacking complete plumbing facilities when any of the three facilities are not present.

To estimate these facilities within each residential unit for the project area, the 'physical housing characteristics for occupied housing units' as determined by the '2006-2010 American Community Survey 5-Year Estimates' was used and is summarized in table 7 below.

Table 7: Units with kitchen and plumbing facilities

	Census Tract 8041.08	Census Tract 8046.03	With the project area
Number of occupied units within the project area	633	843	
Percentage of units that lack plumbing facilities*	0%	0%	
Number of units that lack plumbing facilities	0	0	0
Percentage of units that lack kitchen facilities*	0%	2.5%	
Number of units that lack kitchen facilities	0	21	21

D. RACIAL AND ETHNIC COMPOSITION

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined by using 2010 US Census data for the Project Area. **Table 8**, *Race and Ethnic Composition of Residents*, presents the estimates of race and ethnic composition of residents living in the Project Area. Of the 2,975 residents estimated to be living in the Project Area, approximately 1,272 are estimated to be white (42.7%); 1,306 are estimated to be Asian (43.9%); 200 are estimated to be black (6.7%); 109 are estimated as "some other race" (3.7%); and 72 are estimated to be of "two or more races" (2.4%). Of these, 331 are estimated to be "Hispanic or Latino" (11.1%).

Table 8: Race and Ethnic Composition of Residents

Race	Numbers for all residential blocks within the Project Area	Percentage
White	1,272	42.8%
Black or African American	200	6.7%
Asian	1,306	43.9%
American Indian or Alaska Native, Native Hawaiian or Pacific Islander	16	0.5%
Some Other Race	109	3.7%
Two or More Races	72	2.4%
Hispanic or Latino	331	11.1%

Source: 2010 US Census Bureau

E. HOUSEHOLD INCOME

Teska estimated the distribution of household income for residents within the Project Area based on 2010 US Census data. In order to estimate the number of moderate-, low-, very low-, and extremely low-income households in the Project Area, Teska used Census Tract household incomes from the 2010 US Census. As determined by the US Department of Housing and Urban Development ("HUD"), the definitions of the income categories, adjusted for household size, are as follows.

(i) An extremely low-income household has an adjusted income of not more than 30% of the area median income.
(ii) A very low-income household has an adjusted income of more than 30% and not more than 50% of the area median income.
(iii) A low-income household has an adjusted income of more than 50% and not more than 80% of the area median.
(iv) A moderate-income household has an adjusted income of more than 80% and not more than 120% of the area median.

The median household income (in 2011 inflation adjusted dollars) for the Village of Schaumburg was $67,426[4]. The estimates of households at or below the moderate-income level collectively represent approximately 74.1% of the total inhabited residential units in the Project Area. As a result, the Village will implement the Redevelopment Plan (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as if more than 50 percent of the residential units are occupied by extremely low-, very low-, low-, or moderate-income households.

Table 9: Study Area Very Low, Low Income, and Moderate Household Income Level and percentage of such households within the CBD TIF study area

Median Household Income Level	**Income categories based on Schaumburg's median household income**	% of Households within Study Area[8]	Total % of Households within Study Area[8]
Very Low to Low Income	**$53,941**	**48.8%**	**74.1%**
Very Low Income[5]	*$33,713*	*30% approx.*	
Low Income[6]	*$53,941*	*19 % approx.*	
Moderate Income[7]	**$80,911**	**25.4%**	

[4] Based on the 2007-2011 American Community Survey 5-Year Estimate for household in the Village of Westmont, the median household income is $67,426.

[5] Definition of Very Low Income Household as Defined by the Illinois Affordable Housing Act: "Very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence.

[6] Definition of Low Income Household as Defined by the Illinois Affordable Housing Act: "Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence.

[7] "Moderate income household" means a single person, family or unrelated persons living together whose adjusted income is more than 80% but less than 120% of the median income of the area of residence.

[8] The percentages of the study area households that qualify as very low, low, and moderate income were determined at the census tract level, as per the 2010 U.S. Census data.

II. RELOCATION PLAN

A. NUMBER AND LOCATION OF POSSIBLE REMOVALS

The Redevelopment Plan calls for development of public and commercial facilities in vacant and underutilized sites and redevelopment of commercial and residential properties in key locations within the Project Area. Redevelopment projects supported by the Redevelopment Plan include the rehabilitation of existing buildings; redevelopment of obsolete commercial and residential buildings and sites; new multi-family and mixed-use residential development; new commercial development; and creation and enhancement of community facilities, amenities, and infrastructure.

The overall redevelopment project presented in the Redevelopment Plan identifies the redevelopment goals, objectives, concept, and future land uses to be in effect upon adoption of the Redevelopment Plan. If public or private redevelopment occurs as a result of the Redevelopment Plan, displacement of some inhabited residential properties may result.

Properties that may be subject to change due to redevelopment efforts could result in the removal / displacement of the 1,700 residential units within the project area. Table 10 lists the number and type of units that may be relocated in the future. The removal of any of these buildings containing residential units and any displacement of residents of inhabited units will be done within the intent of the TIF Redevelopment Plan. These units, if displaced, are likely to be displaced over time throughout the life of the Redevelopment Plan.

Table 10: Number and type of units that may be relocated (maximum)

Housing Type		Number of Such Units that may be relocated
Condominiums	Studio	42
	1 Bedroom	235
	2 Bedrooms	232
Townhomes	2 Bedrooms	38
	3+ Bedrooms	25
Apartments	Studio	72
	1 Bedroom	626
	2 Bedrooms	415
	3 Bedrooms	15

B. RELOCATION PLAN

The Village's plan for relocation assistance for those qualified residents in the Project Area whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (D) below. No specific relocation plan has been prepared by the Village as of the date of this report because no project has been approved by the Village. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

C. REPLACEMENT HOUSING

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the Village shall make a good faith effort to ensure that affordable replacement housing located in or near the Project Area is available for any qualified displaced residents. The Redevelopment Plan calls for development and redevelopment of vacant, underutilized, and obsolete sites and the construction of new commercial and multi-family residential uses in the Project Area. Based on the nature of development and redevelopment that may occur in the Project Area, it is likely that replacement units would be available both inside and outside of the Project Area.

In order to determine the availability of potential replacement housing outside of the Project Area for those residents who may potentially be displaced by redevelopment activity, Teska researched local single-family and multi-family for sale and rental housing in the Village. Teska researched multi-family apartment complexes in Schaumburg and the surrounding communities via the internet site www.zillow.com and www.trulia.com during the last week of April 2013. Teska identified at least 15 apartment complexes in and around Schaumburg that are generally comparable to those within the project area.

Table 11, *Comparable Replacement Housing: Apartments*, presents the type, location and cost of rental units currently being marketed as compared to those within the project area. The available rent range for each unit type is also included.

Table 11: Comparable Replacement Housing: Apartments

Bedroom type	Address	Rent per month
Studios	Average rental rate of units in the project area	**$835**
	Village Park of Hoffman Estates, Hoffman Estates	$795
	413 N Main St, Glen Ellyn	$700
	2 Wheaton Center, Wheaton	$878
	100 Fellows Ct, Elmhurst	$700
	Price range of comparable units available	**$700 to $878**
1 Bedroom	Average rental rate of units in the project area	**$1,023**
	10 N Lincoln Meadows Dr, Schaumburg	$1,015
	TGM Park Meadows, Schaumburg	$1,115
	Willow Bend Apartments, Rolling Meadows	$1,032
	1116 S New Wilke Rd, Arlington Heights	$1,000
	Price range of comparable units available	**$1,000 to $1,115**
2 Bedrooms	Average rental rate of units in the project area	**$1,113**
	4700 Arbor Dr, Rolling Meadows	$1,025
	Village Green of Schaumburg	$1,340
	101 Bar Harbour Rd, Schaumburg	$1,100
	Apartment Solutions Hoffman Estates	$1,185
	Price range of comparable units available	**$1,025 to $1,340**
3 Bedrooms	Average rental rate of units in the project area	**$1,400-$1615**
	Willow Bend Apartments, Rolling Meadows	$1,629
	Barrington Lakes Apartments	$1,690
	Village Park of Palatine	$1,275
	Tanglewood Apartments, Arlington Heights	$1,448

Price range of comparable units available	**$1,275 to $1,690**

Source: www.zillow.com, April 2013.

Table 12, *Comparable Replacement Housing: Condominiums*, presents the type, location and cost of condominium units currently being marketed as compared to those within the project area. The available price range for each unit type is also included.

Table 12: Comparable Replacement Housing: Condominiums

Bedroom type	Location	Price per unit
Studios and 1 Bedrooms	Average sale price of units in the project area	**$45,000**
	5001 Carriageway Dr, Rolling Meadows	$29,900
	1126 S New Wilke Rd, Arlington Heights	$35,000
	4506 Kings Walk Dr, Rolling Meadows	$40,000
	Kristin Circle, Schaumburg	$54,000
	Price range of comparable units available	**$29,900 to $54,000**
2 Bedrooms	Average sale price of units in the project area	**$75,000**
	4524 Kings Walk Dr, Rolling Meadows	$59,900
	1126 S New Wilke Rd Arlington Heights	$73,000
	909 Casey Ct, Schaumburg	$74,900
	3115 Town Square Dr, Rolling Meadows	$124,900
	5200 Carriageway Dr, Rolling Meadows	$119,900
	21 Kristin Dr, Schaumburg	$126,000
	Price range of comparable units available	**$59,900 to $126,000**

Table 13, *Comparable Replacement Housing: Townhomes*, presents the type, location and cost of townhomes currently being marketed as compared to those within the project area. The available price range for each unit type is also included.

Table 13: Comparable Replacement Housing: Townhomes

Bedroom type	Address	Price per unit
2 Bedrooms	Average sale price of units in the project area	**$165,000**
	913 S Plum Grove Rd, Palatine	$350,000
	508 Del Lago Dr, Schaumburg	$97,850
	1007 Boston Cir, Schaumburg	$124,900
	2742 College Hill Cir, Schaumburg	$145,000
	Price range of comparable units available	**$97,850 to $350,000**
3+ Bedrooms	Average sale price of units in the project area	**$200,000**
	29 E Illinois Ave# 29, Palatine	$224,999
	102 Chicory Ct, Rolling Meadows	239,900
	618 W Central Rd, Arlington Heights	$144,500
	3808 Ashley Ct, Rolling Meadows	$259,900
	796 S Ravinia Cir, Palatine	$481,995
	Price range of comparable units available	**$144,500 to $481,995**

Besides the availability of specific unit types mentioned above, as per the 2010 Census, the townships of Palatine and Schaumburg have a total of 5,427 vacant units which include 2,526 for

rent units and 1,163 for sale units. This suffices the availability of comparable housing units in the surrounding area.

D. RELOCATION ASSISTANCE

In the event that the implementation of the Redevelopment Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the permanent displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The Village is required by the Act to make a good-faith effort to ensure that affordable replacement housing for such households is located in or near the Project Area.

As used in the above paragraph, "low-income households," "very low-income households," and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 *et seq*. as amended. As of the date of this study, these statutory terms have the following meaning:

(i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937;
(ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
(iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.
The Village of Schaumburg will make a good-faith effort to relocate these households to affordable housing located in or near the Project Area and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970. Additionally, the Village will take proactive measures to work with local housing agencies and organizations to ensure displaced residents find adequate housing.

Attachment 2: Glossary

Factors for Vacant Land – One Factor Test

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted" if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

Factors for Vacant Land – Two Factor Test

Obsolete Platting of Vacant Land. This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development.

Tax and Special Assessment Delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

Environmental Contamination. The 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.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value ("EAV") 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.

Attachment 3: Limitations of the Eligibility Study and Consultant Responsibilities

The Eligibility Study covers events and conditions that were determined to support the inclusion of the proposed Expansion Area in the North Schaumburg RPA as a "blighted area" for vacant land under the Act at the completion of our research in December 2025 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study (the "Report") summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The Village is entitled to rely on the findings and conclusions of the Report in including the proposed Expansion Area in the North Schaumburg RPA under the Act. SB Friedman has prepared the Eligibility Study with the understanding that the Village would rely: (1) on the findings and conclusions of the Eligibility Study in proceeding with the designation of the proposed Expansion Area and the adoption and implementation of this proposed Amended North Schaumburg Redevelopment Plan; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the proposed Expansion Area, so that the Report will comply with the Act and that the proposed Expansion Area can be included in the North Schaumburg RPA in compliance with the Act.

The Report is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Eligibility Study. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Tax Increment Financing (TIF) projections were prepared for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF District boundary and from inflationary increases in value. These projections were intended to provide an estimate of the final equalized assessed value (EAV) of the proposed TIF District.

As such, our report is intended solely for the Village's information, for the purpose of amending the North Schaumburg RPA and Original Redevelopment Plan. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____ An Ordinance Amending Title 11, Chapter 129F of the Schaumburg Village Code regarding Appendix A - Auto Repair/Auto Body and Internet Auto Sales [first reading – motion to waive first reading].
02/24/26
Village Board

Presenter: Director of Community Development and Code Enforcement Supervisor
Lead Department: Community Development

Executive Summary:

The purpose of this memo is to provide information regarding enforcement status efforts on auto repair and internet sales license requirements that were adopted originally in September 2022 and later amended in March 2025. An update on this issue was last provided to PBD in August 2025, at which time the committee requested an update in February.

The ordinance amendment approved in March 2025, limited businesses to having 1 storage container; however it grandfathered in businesses that already had 2 containers at the time the ordinance was passed. A list of locations that were grandfathered was included in the code. Inspections conducted by staff since August 2025, have revealed additional auto repair businesses with 2 storage containers that were not included in the March 2025, code amendments. This memo also contains a recommendation to amend the Municipal Code pertaining to these compliant locations being included with the other locations allowed to maintain 2 storage containers on site.

Recommended Action:

The Village Manager recommends, the Planning, Building, and Development Committee accept the item as information and recommend to the Village Board to amend the Municipal Code pertaining to Auto Repair Business License Requirements regarding Grandfathered Storage Containers.

ATTACHMENTS:
- Memo
- Ordinance

MEMORANDUM

Date: January 28, 2026
To: Village Manager
From: Director of Community Development and Code Enforcement Supervisor
For: Planning, Building, and Development Committee
Subject: Recommendation to Amend the Municipal Code Pertaining to Auto Repair Business License Requirements and Status on Auto Repair and Internet Auto Sales Businesses

Introduction

The purpose of this memo is to provide information regarding enforcement status efforts on auto repair and internet sales license requirements that were adopted originally in September 2022 and later amended in March 2025. An update on this issue was last provided to PBD in August 2025, at which time the committee requested an update in February.

The ordinance amendment approved in March 2025, limited businesses to having **1** storage container; however, it grandfathered in businesses that already had 2 containers at the time the ordinance was passed. A list of locations that were grandfathered were included in the code. Inspections conducted by staff since August 2025, have revealed additional auto repair businesses with **2** storage containers that were not included in the March 2025 code amendments. This memo also contains a recommendation to amend the Municipal Code pertaining to these compliant locations being included with the other locations allowed to maintain **2** storage containers on site.

Discussion

Enforcement Efforts
Since August 2025, staff completed inspections and issued citations to several locations relating to the license requirements of auto repair and internet auto sales businesses. The inspections resulted in additional citations being issued to **69** licensed locations. Staff verified **4** locations have complied since being issued a recent citation. Parking and exterior storage continue to be consistent violations for these businesses as well as using placards to properly identify their vehicles. The citations are scheduled for February and March hearing dates. Locations with continued and repeated violations may face high fines and a License Revocation/Suspension Hearing with the Village Manager. The village could also take steps to seek a court order to remove storage containers if a business does not comply.

License Type	**# Licenses**	**# Noncompliant**
Auto Repair	108	64
Internet Auto Sales	18	1
As of Jan 2026, **Total**	**126**	**65**

Jan 2026	**July 2025**	**Violation Type**
68	86	Placard Use
31	40	Vehicle Parking
23	39	Exterior Storage
12	24	Parking Lot Maintained
11	35	Dumpster Enclosure
8	13	Storage Container
7	7	Parking Lot Circulation
3	2	Fencing

Date: **January 29, 2026**
For: Planning, Building, and Development Committee
Subject: Recommendation to Amend the Municipal Code Pertaining to Auto Repair Business License Requirements and Status on Auto Repair and Internet Auto Sales Businesses

Storage Container Compliance

In March 2025, amendments to code section 129F Licensed Auto Repair/Online Auto Sales were approved by the Village Board in Ord 25-029. The amendments approved licensed auto repair businesses to maintain **1** storage container on site if the business was the only business operating on the property, the container was no taller than **9.6** ft and screened by a compliant **8**-foot fence. The list below identifies licensed auto repair locations issued a citation for violations relating to storage containers:

- 1024 Lunt Ave, Revive Auto Body & Repair Inc – Pending compliance - on the installation of a new fence to screen the **1** storage container on site, parking, and exterior storage. A citation issued in 2023 remains pending with a large fine in Adjudication and the next hearing is 3/4/2026. Permits applied for in 2023, to repair the exterior of the building and repave the parking lot have been completed as of January 2026.
- 1008 Lunt Ave, Savage Auto Repair – Complied.
- 731 Lunt Ave, Automoto Inc – Pending compliance on the removal of **1** storage container with a height exceeding **9.6** ft. Owner may remove the trailer's wheels to comply. Additional items pending compliance relate to using placards, exterior storage, and parking.
- 819 Estes Ave, Gerber Collision and Glass - Pending compliance on the removal of **2** sheds, and use of placards in the vehicles.
- 817 Albion Ave, Jerry's Collision Center – Pending compliance on the removal of **3** of the **4** storage containers, exterior storage, and fencing.

Staff continue to identify locations with storage containers that are not auto repair businesses and require their removal to avoid enforcement action. This is an ongoing violation throughout the manufacturing district that staff continue to enforce with property owners and tenants. The 3 locations below were recently identified to be in violation and are being investigated.

- 917 Lunt Ave
- 800 Lunt Ave
- 520 Morse Ave

The amendments approved **5** specific locations to maintain no more than **2** storage containers upon verification that requirements were met. These specific locations were listed in Appendix A of the ordinance. The status of these 5 locations is noted below:

1. 495 Estes Ave, DJ's Auto Service Inc - Compliant
2. 1007 Lunt Ave, BNC Quality Auto Body Inc - Pending compliance – on container locations, fencing, and removal of exterior storage.
3. 810 Estes Ave, Busa Auto Body LLC –Pending compliance – on removal of excessive exterior storage, parking, and striping. A citation issued in 2023 remains pending with a large fine in Adjudication and the next hearing is 3/4/2026.
4. 810 Lunt Ave, America's Auto Body Inc - Pending compliance - removal of 4 of the 6 containers on site, compliant fencing, and removal of exterior storage shelving.

5. 935 Lunt Ave, Ava Automotive LLC – Pending compliance - this business is no longer operating at this location, and the new tenant is not an auto repair business. Notice was made to the property owner to have both containers removed. Staff recommend a code amendment be approved that the location is no longer allowed to have 2 storage containers due to changes in use verified after approval was granted to this location.

Staff identified and confirmed there are additional locations with 2 storage containers that were compliant at the time and were not included in the approved amendments. Staff recommend a code amendment be approved to include these locations with the other locations. Both locations listed below remain the sole occupants of the property and compliant with all auto repair license and storage container requirements:

- 924 Morse Ave, Collision Service Center
- 895-899 W Wise Rd, Schaumburg Auto Body Inc

Staff recommend the following amendment to the Municipal Code pertaining to these locations. The text below identifies the redline changes proposed for a code amendment.

TITLE 11 - BUSINESS REGULATIONS
CHAPTER 129F: AUTO REPAIR/AUTO BODY AND INTERNET AUTO SALES

APPENDIX A:

- 495 Estes Avenue, Schaumburg, IL 60193. PIN: 07-33-201-076-0000
- 1007 Lunt Avenue, Schaumburg, IL 60193. PIN: 07-33-102-023-0000
- 810 Estes Avenue, Schaumburg, IL 60193. PIN: 07-33-200-020-0000
- 810 Lunt Avenue, Schaumburg, IL 60193. PIN: 07-33-201-071-0000
- 935 Lunt Avenue, Schaumburg, IL 60193. PIN: 07-33-102-042-0000 *No longer allowed to have 2 storage containers as of February 2026, due to changes in use verified after approval was granted to this location.*
  - *924 Morse Avenue, Schaumburg, IL 60193. PIN: 07-33-102-030-0000*
  - *895-899 W Wise Road, Schaumburg, IL 60193. PIN: 07-33-200-065-0000 and 07-33-200-066-0000*

Conclusion

Inspections conducted by Code Enforcement staff since August 2025 of currently licensed auto repair and online auto sales businesses revealed locations are not consistently compliant, particularly with the operational requirements of the license including the use of placards and exterior storage. Staff will continue with inspections and enforcement efforts including high fines and possible license revocation to ensure compliance with all requirements.

Recommendation

Staff recommend, the Planning, Building, and Development Committee recommend to the Village Board Amend the Municipal Code Pertaining to Auto Repair Business License Requirements.

PUBLICATION OF:

ORDINANCE NO. 26-___

AN ORDINANCE AMENDING TITLE 11, CHAPTER 129F OF THE SCHAUMBURG VILLAGE CODE REGARDING APPENDIX A – AUTO REPAIR/AUTO BODY AND INTERNET AUTO SALES

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-___

AN ORDINANCE AMENDING TITLE 11, CHAPTER 129F OF THE SCHAUMBURG VILLAGE CODE REGARDING APPENDIX A – AUTO REPAIR/AUTO BODY AND INTERNET AUTO SALES

WHEREAS, the Village of Schaumburg is a home rule unit of local government pursuant to Article VII, Section 6 of the Illinois Constitution of 1970 and may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Title 11, Chapter 129F of the Schaumburg Village Code regulates Auto Repair, Auto Body, and Internet Auto Sales businesses; and

WHEREAS, in March 2025, the Village Board adopted amendments to Chapter 129F limiting storage containers for licensed auto repair businesses and identifying certain properties in Appendix A that were permitted to maintain no more than two (2) storage containers upon verification of compliance; and

WHEREAS, staff have since verified that certain additional locations were compliant with the applicable requirements at the time of the prior amendment but were inadvertently omitted from Appendix A; and

WHEREAS, staff have further verified that the property located at 935 Lunt Avenue is no longer occupied by an auto repair business and therefore no longer qualifies to maintain two (2) storage containers under Appendix A; and

WHEREAS, the President and Board of Trustees find that amending Appendix A of Chapter 129F as set forth herein is in the best interests of the Village and promotes consistent enforcement of the Village Code.

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

SECTION ONE: The recitals set forth above are hereby incorporated into this Section as though fully set forth herein.

SECTION TWO: Title 11, Chapter 129F, Appendix A of the Schaumburg Village Code is hereby amended to read as follows:

APPENDIX A
(Locations Permitted to Maintain No More Than Two (2) Storage Containers Subject to Compliance with Chapter 129F)

• 495 Estes Avenue, Schaumburg, IL 60193. PIN: 07-33-201-076-0000

• 1007 Lunt Avenue, Schaumburg, IL 60193. PIN: 07-33-102-023-0000

ORDINANCE NO. 26-___

AN ORDINANCE AMENDING TITLE 11, CHAPTER 129F OF THE SCHAUMBURG VILLAGE CODE REGARDING APPENDIX A – AUTO REPAIR/AUTO BODY AND INTERNET AUTO SALES

• 810 Estes Avenue, Schaumburg, IL 60193. PIN: 07-33-200-020-0000

• 810 Lunt Avenue, Schaumburg, IL 60193. PIN: 07-33-201-071-0000

• 924 Morse Avenue, Schaumburg, IL 60193. PIN: 07-33-102-030-0000

• 895-899 W Wise Road, Schaumburg, IL 60193. PIN: 07-33-200-065-0000 and 07-33-200-066-0000

The property commonly known as 935 Lunt Avenue, Schaumburg, Illinois, PIN: 07-33-102-042-0000, is hereby removed from Appendix A and shall no longer be permitted to maintain two (2) storage containers as of the effective date of this Ordinance.

SECTION THREE: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION FOUR: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, such invalidity shall not affect the remaining provisions of this Ordinance.

SECTION FIVE: This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided 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

Ordinance No. 26-_____ An Ordinance Authorizing Adoption and Publication of the Official Updated Zoning Map of the Village of Schaumburg [first reading – motion to waive first reading].
02/24/26
Village Board

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

The Illinois Municipal Code requires the corporate authorities of a municipality to publish the municipality's zoning map on an annual basis, no later than March 31st. This publication is required annually unless there have been no changes to the map or the text of the zoning code during the previous year. Staff has consulted with legal counsel, who has advised that the Village Board should annually take action to direct staff to publish the zoning map. In accordance with 65 ILCS 5/11-13-19, attached is the 2026 Zoning Map.

There are three properties which were rezoned last year. They are listed as follows –

- Rodenburg Estates is a proposed 4-lot residential subdivision proposed at the corner of Wise and Rodenburg Road. It was rezoned from B-1 to R-7.
- Loeber Farms is a residential PUD which was rezoned from R-4 to R-6 PUD.
- Long avenue redevelopment included homes on long avenue. The property was annexed into the Village and rezoned to M-1 for two speculative industrial buildings.

The published zoning map includes all zoning changes from the preceding year.

Recommended Action:

The Village Manager recommends the Village Board **approve** the annual zoning map update for 2026, and direct staff to publish the official zoning map.

ATTACHMENTS:

- Ordinance.docx
- Zoning Map - Exhibit A

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE AUTHORIZING ADOPTION AND PUBLICATION OF THE OFFICIAL UPDATED ZONING MAP OF THE VILLAGE OF SCHAUMBURG

ADOPTED: FEBRUARY 24, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON FEBRUARY 25, 2026

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING ADOPTION AND PUBLICATION OF THE OFFICIAL UPDATED ZONING MAP OF THE VILLAGE OF SCHAUMBURG

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 has provided for certain zoning districts within the Village; and

WHEREAS, pursuant to Section 11-13-19 of the Illinois Municipal Code (65 ILCS 5/11-13-19), the Village is required to publish by March 31st of each year a map clearly showing changes to existing zoning uses, divisions, restrictions, regulations and classifications for each preceding calendar year ("Zoning Map"); and

WHEREAS, the Zoning Map has been prepared for publication with updates to reflect any changes.

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

SECTION 1: The updated Zoning Map, a copy of which is attached hereto as **Exhibit A** and made a part hereof, is adopted and shall be the official Zoning Map of the Village of Schaumburg.

SECTION 2: The official Zoning Map shall be available for inspection in the Clerk's Office in the Village.

SECTION 3: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed. The "Official Zoning Map" attached hereto as **Exhibit A** shall supersede and take the place of any Official Zoning Map(s) previously approved.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING ADOPTION AND PUBLICATION OF THE OFFICIAL UPDATED ZONING MAP OF THE VILLAGE OF SCHAUMBURG

ADOPTED this_____day of_____, 2026, pursuant to a roll call vote as follows:

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this_____day of_____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING ADOPTION AND PUBLICATION OF THE OFFICIAL UPDATED ZONING MAP OF THE VILLAGE OF SCHAUMBURG

EXHIBIT A

VILLAGE OF SCHAUMBURG
UPDATED OFFICIAL ZONING MAP

SCHAUMBURG ZONING map

RESIDENCE DISTRICTS

- A - Agricultural
- R-1 - Single Family (2.5 Acres)
- R-4 - Single Family (20,000 sq ft)
- R-6 - Single Family (10,000 sq ft)
- R-7 - Single Family (10,000 sq ft)
- R-6C - Cluster (8,750 sq ft)

BUSINESS DISTRICTS

- B-1 - Limited Office
- B-2 - General Businesses
- B-3 - Planned Office Business
- B-4 - Retail, Service, Motor Vehicle
- B-5 - Planned Regional Center

MANUFACTURING DISTRICTS

- M-1 - Manufacturing
- M-P - Planned Manufacturing

NORTH DISTRICT WEST

- North District West
- Sub District A (Office Core)
- Sub District B (Mixed-Use)
- Sub District C (Flex Office)
- Sub District D (Neighborhoods)
- Sub District E (Public Open Space)

MISCELLANEOUS DISTRICTS

- Planned Unit Development
- Mixed Use Planned Unit Development
- Golf Road Corridor
- Olde Schaumburg Center District
- Woodfield Hub
- Woodfield Regional Center

A Current Zoning
R-6 Zoning Upon Development

PHONE NUMBERS

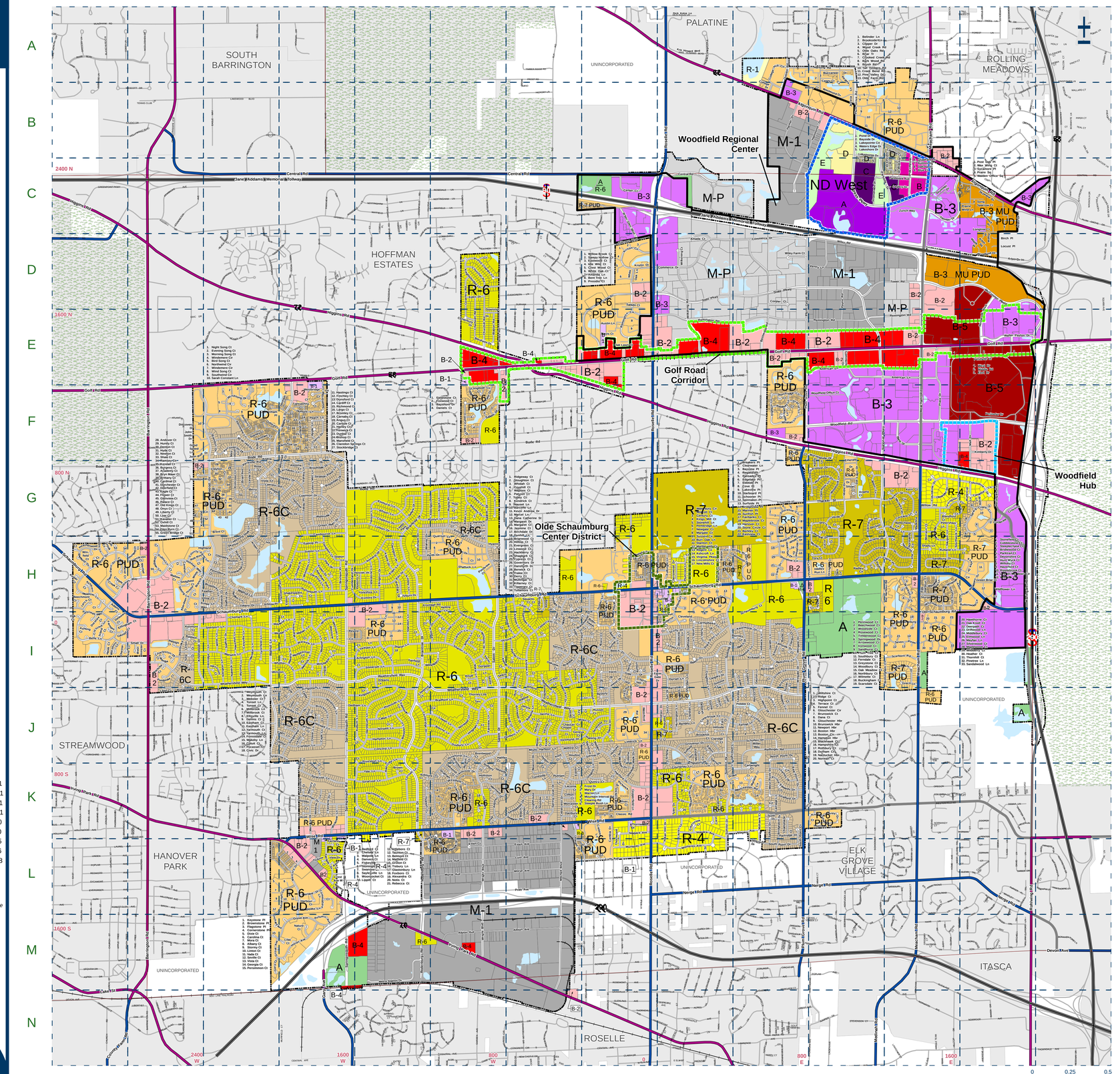
Emergency	911
Municipal Center	311
Engineering & Public Works	311
Police	311
Fire	847-923-6300
Prairie Center for the Arts	847-895-3600
Family Counseling Center	847-524-1505
Senior Center	847-524-7496
Teen Center	847-524-3388

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, DuPage County

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING
101 Schaumburg Court | Schaumburg, IL 60193
www.schaumburg.com

Date: February 13, 2026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SOUTH BARRINGTON
UNINCORPORATED
ROLLING MEADOWS
HOFFMAN ESTATES
STREAMWOOD
HANOVER PARK
ELK GROVE VILLAGE
ITASCA
ROSELLE
Woodfield Regional Center
Golf Road Corridor
Olde Schaumburg Center District
Woodfield Hub
ND West
Algonquin Rd
Central Rd
Higgins Rd
Golf Rd
Roselle Rd
Barrington Rd
Schaumburg Rd
Meacham Rd
Nerge Rd
Devon Ave
Lake St
Bode Rd
Woodfield Rd
Golf Road Office Ctr
Prairie View
Woodfield Office Ctr
Woodfield Corporate Ctr
Woodfield Commons
Woodfield Plaza
Woodfield Mall
Woodfield Crossing
Woodfield Corporate Ctr
Woodfield Commons
Woodfield Plaza
Woodfield Mall
Woodfield Crossing
Golf Rd
Higgins