AGENDA

Village Board

Tuesday, August 25, 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/LlAQA7HC-CE?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. August 11, 2026

V. Approval of Expenditures

A. $7,365,588.30

VI. Presentations

A. Presentation of Twenty-Year Service Award to Joel Downing, Fire Lieutenant/Paramedic.

B. Presentation of Twenty-Year Service Award to William Veit, Police Auxiliary Officer.

VII. Liquor License Requests

A. Request from Mr. Luke Kadyraliev for One (1) Class A Liquor License for Barashka Inc. located at 34 W. Schaumburg Road (New Business).

B. Request from Mr. Bruce Kinseth for One (1) Class E Liquor License for Springhill Suites located at 1550 McConnor Parkway (New Owner).

C. Request from Mr. Sanket Patel for One (1) Class A Liquor License for Sports Bar & Restaurant located at 2339 Bode Road (New Business).

D. Request from Mr. Vihangkumar Amin for One (1) F1 Liquor License for Royal Bar & Restaurant located at 939 W. Wise 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 Ratify the Request from the Schaumburg Park Foundation for Six (6) Class D One Day Liquor Licenses for the Links Technology Cup golf outing and to Waive the Fees
- [motion] to recommend the Village Board ratify the requests from Mr. Justin Sienkiewicz of the Schaumburg Park Foundation for Six (6) Class D One Day Liquor Licenses for Hopscotch, Schaumburg Park Foundation, Village Tavern & Grill, Church Street Brewing Company, Golf Rose Animal Hospital, and Fogo De Chao for the Links Technology Cup golf outing on August 12, 2026 at the Schaumburg Golf Club located at 401 N. Roselle Road (Waived Fees).

B. Recommendation to Ratify the Request from St. Gregory of Nyssa Parish for One (1) Class D Liquor License for Bingo event and to Waive the Fee
- [motion] to recommend the Village Board ratify the request from Mr. William Solomon of St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for the Bingo event on August 23, 2026 at their parish campus located at 822 Springinsguth Road (Waived Fee).

C. Recommendation to Approve the Request from St. Peter Lutheran Church for One (1) Class D One Day Liquor License for Oktoberfest and Trunk n Treat event and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Pastor Jerry Hays of St. Peter Lutheran Church for One (1) Class D One Day Liquor License for

Oktoberfest and Trunk n Treat event on September 27, 2026 located at 202 E. Schaumburg Road (Waived Fee).

D. Recommendation to Approve the Request from the Schaumburg A.M. Rotary Club Foundation for One (1) Class D One Day Liquor License for Rotary Club Foundation Fundraiser and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Mr. Brian Bieschke of the Schaumburg A.M. Rotary Club Foundation for One (1) Class D One Day Liquor License for the Rotary Club Foundation Fundraiser on October 10, 2026 at the Al Larson Cultural Center located at 201 Schaumburg Court (Waived Fee).

X. Correspondence

A. Recommendation to Approve the Request from St. Gregory of Nyssa Parish to Hold a Raffle
- [motion] to recommend the Village Board approve the request from St. Gregory of Nyssa Parish to hold a 50/50 raffle on September 13, 2026 at St. Gregory of Nyssa Parish located at 1451 Bode Road, waive the fidelity bond requirement and, since the retail value is over $1,000 approve a variance to Chapter 117.31 of the Schaumburg Municipal Code.

B. Recommendation to Approve the Request from the Hoffman-Schaumburg Knights of Columbus to Fundraise
- [motion] to recommend the Village Board approve the request from Hoffman-Schaumburg Knights of Columbus to fundraise from sunrise to sunset on September 18 and 19, 2026 at the intersections of Schaumburg Road/Meacham Road, Plum Grove Road/Schaumburg Road and Roselle Road/Wise Road.

C. Recommendation to Approve the Request from Schaumburg Business Association to Ratify a Raffle
- [motion] to recommend the Village Board approve the request from Schaumburg Business Association to ratify a raffle held on August 20, 2026 at Wintrust Field located at 1999 S. Springinsguth Road, grant a variance to Municipal Code Section 117.31, and waive the fidelity bond requirement.

D. Recommendation to Approve the Request from Prairie Center Arts Foundation to Hold a Raffle
- [motion] to recommend the Village Board approve the request from Prairie Center Arts Foundation to hold a raffle and tickets will be sold from October 10, 2026 through December 19, 2026 at Al Larson Cultural Center located at 201 Schaumburg Court, to grant a variance to Code Section 117.31, and to waive the fidelity bond requirement.

XI. Proclamations

A. National Food Safety Education Month - September 2026

B. Mast Cell Activation Syndrome Awareness Day - October 1, 2026

XII. Engineering and Public Works Committee

A. Recommendation to Approve Alternative 2 (off-street path) as the Proposed Design Configuration for the Weathersfield Way Resurfacing Project
- [motion] to recommend the Village Board Approve Alternative 2 (off-street path) as the Proposed Deisgn Configuration for the Weathersfield Way Resurfacing Project.

B. Recommendation to Approve an Agreement for the Martingale Road and Higgins Road Bike Path - Phase II Design Services with BLA, Inc.
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement for the Martingale Road and Higgins Road Bike Path - Phase II with BLA, Inc. of Itasca, IL in the amount of $951,043, and approve the required Resolution.

XIII. Finance, Legal, and General Government Committee

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

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

C. Recommendation to Approve Membership Dues for National League of Cities
- [motion] to recommend the Village Board approve membership in the National League of Cities, and that membership dues in the amount of $7,214 be paid.

D. Recommendation to Approve the First Amendment to the FY 26/27 Annual Budget to Complete FY 25/26 Capital Improvement Projects
- [motion] to recommend the Village Board adopt an Ordinance making the first amendment to the Fiscal Year 2026/27 Annual Budget.

E. Recommendation to Authorize the Village Manager to Acquire Property/Casualty and Workers' Compensation Excess Insurance at a Cost Not to Exceed $1,479,872
- [motion] to recommend to the Village Board authorize the Village Manager to acquire property/casualty and workers’ compensation excess insurance in an amount not to exceed $1,479,872, inclusive of the insurance broker’s fee, and approve the required Resolution.

F. Recommendation to Approve the Agreement with the Schaumburg Dance Ensemble for the 2026 Nutcracker Production
- [motion] to recommend the Village Board authorize the Village Manager to execute an agreement, not to exceed $116,000, with the Schaumburg Dance Ensemble for the 2026 production of The Nutcracker, and approve the required Resolution.

G. Recommendation to Approve a Development Agreement for a Cook County Class 6B Tax Incentive at 1700 Penny Lane for CHI/Acquisitions, L.P. with Special Circumstances
- [motion] to recommend to the Village Board approve a Development Agreement for a

Cook County Class 6B Tax Incentive at 1700 Penny Lane for CHI/Acquisitions, L.P. with Special Circumstances, and approve the required Resolution.

XIV. Plan Commission

A. Recommendation to Approve a Preliminary and Final Plat of Consolidation for Crow Holdings / 1700 Penny Lane
- [motion] to recommend the Village Board approve a Preliminary and Final Plat of Consolidation for Crow Holdings (1700 Penny Lane - P2607-03).

XV. Zoning Board of Appeals

A. Recommendation to Approve a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa / 1120 S. Springinsguth Road
- [motion] to recommend the Village Board Approve a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa (1120 S. Springinsguth Road - Z2605-06).

B. Recommendation to Approve a Special Use for a Daycare Center for Ashford Academy / 22 Kristin Drive
- [motion] to recommend the Village Board Approve a Special Use for a Daycare Center for Ashford Academy (22 Kristin Drive - Z2607-01).

XVI. Award of Bid

A. Recommendation to Award Bid for the Streetlight Painting Program to Muscat Co.
- [motion] to recommend the Village Board award the bid for the Streetlight Painting Program to the lowest responsible bidder, Muscat Co. of East Dundee, IL in an amount not to exceed $78,000.

XVII. Resolutions (Next Res. R-26-059)

A. Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement for Martingale Road and Higgins Road Bike Path - Phase II with BLA, Inc.

B. Resolution No. R-26-_____A Resolution Authorizing Village Manager to Acquire Property/Casualty and Workers' Compensation Excess Insurance at a Cost Not to Exceed $1,479,872.

C. Resolution No. R-26-_____A Resolution Approving and Authorizing the Execution of a Talent Buying Agreement between Village of Schaumburg and Schaumburg Dance Ensemble.

D. Resolution No. R-26-_____A Resolution Approving and Authorizing a Cook County Class 6B Real Estate Tax Classification for 1700 Penny Lane, Schaumburg, Illinois (Chi/Acquisitions, L.P.).

XVIII. Ordinances (Next Ord. 26-060)

A. Ordinance No. 26-_____An Ordinance Granting a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa (1120 S. Springinsguth Road – Z2605-06).

B. Ordinance No. 26-_____An Ordinance Granting a Special Use for a Daycare Center for Ashford Academy (22 Kristin Drive – Z2607-01).

C. Ordinance No. 26-_____An Ordinance Making the First Amendment to the Annual Budget for the Village of Schaumburg for the Fiscal Year Commencing May 1, 2026 and Ending April 30, 2027.

D. Ordinance No. 26-_____An Ordinance Granting Approval of a Preliminary and Final Plat of Consolidation for Crow Holdings (1700 Penny Lane – P2607-03).

XIX. Committee Reports: Plan Commission

A. Recommendation to Approve a Special Use for Homebased Business - Permit Two Employees at the Home for 923 Jeffery Court
- [motion] to recommend the Village Board Approve a Special Use for Homebased Business - Permit Two Employees at the Home (923 Jeffery Court - P2606-01)

B. Ordinance No. 26-_____An Ordinance Granting a Special Use for Homebased Business - Permit Two Employees at the Home (923 Jeffery Court – P2606-01).

XX. Comments from the Public

XXI. Counsel Report

XXII. President's Report

XXIII. Manager's Report

XXIV. Trustee Comments

XXV. Adjournment

XXVI. Executive Session

A. In accordance with Sec 2(c)(11) of the Open Meetings Act, (Litigation). When an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

XXVII. Reconvene

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Manager's Office at 847.923.4705, preferably no later than five days

before the meeting.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

August 11, 2026
08/25/26
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-08-11.docx

VILLAGE OF SCHAUMBURG **"UNAPPROVED"**
VILLAGE BOARD MINUTES
TUESDAY, AUGUST 11, 2026
PARKER HALL

M I N U T E S

I. CALL TO ORDER: 7:01 PM

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

STAFF PRESENT: B. Townsend – Village Manager
P. Hewson – Deputy Village Manager
L. Malina – Village Attorney
D. Bourgault – Village Attorney
F. Puccini – Fire Chief
G. Wolf - Chief of Police
L. Petersen – Director/Finance
R. Franklin – Assistant 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
E. Sugarman – Production Supervisor/Cultural Services
T. Reid – Director/Communications and Outreach

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

III. PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Village Manager Townsend.

IV. APPROVAL OF MINUTES:

A. Trustee Madej made a motion to approve the July 28, 2026, Village Board Minutes and Trustee Bieschke seconded the motion. Voice vote – 5-0. Motion carried unanimously.

V. APPROVAL OF EXPENDITURES:

$10,231,091.76 – Trustee Sullivan made a motion to approve the expenditures as presented and Trustee Clar seconded the motion. Roll Call – Trustee LaRosa, Bieschke, Madej, Sullivan, Clar. Trustee Patel absent. No Trustee voted nay. Motion carried unanimously.

VI. LIQUOR LICENSE REQUESTS:

A. Request from Mr. Atsushi Iyoda for One (1) Class A Liquor License for Enterrium located at 2 Woodfield Mall, Unit A (New Owner).

Paul Houk, General Manager, came forward to answer any questions the Board may have. President asked if there were going to be any changes to the location. Mr. Houk said nothing other than the name change to Enterrium. There being no objections from the Board, President Dailly explained the process for the liquor license.

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 Ms. Roxane Benvenuti for Three (3) Class D One Day Liquor Licenses for Septemberfest and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Ms. Roxane Benvenuti for Three (3) Class D One Day Liquor Licenses for Septemberfest Main Stage Performers on September 5, 2026, through September 7, 2026, at 201 Schaumburg Court (Waived Fee).

B. Recommendation to Approve the Request from St. Gregory of Nyssa Parish for Two (2) Class D One Day Liquor Licenses for Fiesta Mexicana Cultural Festival and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Mr. Jeremy Thomas of St. Gregory of Nyssa Parish for Two (2) Class D Liquor Licenses for the Fiesta Mexicana Cultural Festival on September 12 and September 13, 2026, at St. Gregory of Nyssa Catholic Parish, Church of the Holy Spirit Campus located at 1451 Bode Road (Waived Fee).

IX. Correspondence

A. Recommendation to Approve the Request from Ballet Illinois Schaumburg Dance Ensemble to Hold Raffles

- [motion] to recommend the Village Board approve the request from Ballet Illinois Schaumburg Dance Ensemble to hold raffles during the Nutcracker, on December 3, 2026, through December 13, 2026, at the Al Larson Cultural Center located at 201 Schaumburg Court, and waive the fidelity bond requirement.

X. Proclamations

A. Ovarian Cancer Awareness Month - September 2026

B. Payroll Week - September 6-12, 2026

XI. Engineering and Public Works Committee

A. Recommendation to Approve the Revised Agreement for the Enterprise Asset Management System Cloud Upgrade and Implementation with Trimble
- [motion] to recommend the Village Board approve the revised agreement for the Enterprise Asset Management System Cloud Upgrade and Implementation with Trimble of Westminster, CO, and approve the required Resolution.

XII. Health and Human Services Committee

A. Recommendation to Approve Nursing Division Staffing Restructuring
- [motion] to recommend the Village Board approve the Nursing Division staffing restructuring and consolidation of two part-time nurse positions into one full-time position.

B. Recommendation to Approve Modifications to the Residential Rehabilitation Loan Program
- [motion] to recommend the Village Board approve modifications to the Residential Rehabilitation Loan Program.

XIII. Plan Commission

A. Recommendation to Approve a Teardown and Replacement Plan, Floor Area Ratio (FAR) Credit Approval, and Variation to Subdivision Requirement for 1932 Winston Lane
- [motion] to recommend the Village Board approve the Teardown and Replacement Plan, Floor Area Ratio (FAR) Credit Approval, and Variation to Subdivision Requirement (1932 Winston Lane - P2607-02).

XIV. Resolutions (Next Res. R-26-057)

A. Resolution No. R-26-057 A Resolution to Approve and Ratify the Executed Revised Agreement for the Enterprise Asset Management System Cloud Upgrade and Implementation with Trimble.

B. Resolution No. R-26-058 A Resolution Authorizing Village Manager to Execute a Collective Bargaining Agreement between the Village of Schaumburg and the Metropolitan Alliance of Police Schaumburg Chapter, MAP 195 (2025-2028).

XV. Ordinances (Next Ord. 26-059)

A. Ordinance No. 26-059 An Ordinance Granting Approval of a Teardown and Replacement Plan, Floor Area Ratio (FAR) Credit Approval, and Variation to Subdivision Requirement (1932 Winston Lane – P2607-02).

Trustee LaRosa made a motion to approve the Consent Agenda with the following exceptions and Trustee Sullivan seconded the motion. Roll Call – Trustee LaRosa, Bieschke, Madej, Sullivan, Clar. Trustee Patel absent. No Trustee voted nay. Motion carried unanimously.

XVIII. COMMITTEE REPORTS:

No Committee Reports.

XIX. COMMENTS FROM THE AUDIENCE:

No Comments from the Audience.

XX. COUNSEL REPORT:

No Counsel Report.

XXI. PRESIDENT'S REPORT:

A. President Dailly congratulated Police Officer Dan Fromm who was named American Legion Police Officer of the Year. Officer Fromm will be recognized at the American Legion National Convention later this month for outstanding courage, professionalism, dedication to public safety, and lifesaving efforts in rescuing a person from a burning vehicle.

XXII. MANAGER'S REPORT:

No Manager's Report.

XXIII. TRUSTEE COMMENTS/MENTIONS:

No Trustee Comments/Mentions

XXIV. ADJOURNMENT:

Trustee Clar made a motion to adjourn the Village Board meeting at 7:10 PM and Trustee Sullivan seconded the motion. Voice vote – 5-0. Motion carried unanimously.

_____ _____

Jane Lentino
Village Clerk

Date Approved

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

$7,365,588.30
08/25/26
Village Board

Presenter:
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-08-21 Bills List Approval.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

DATE: August 21, 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 August 25, 2026 meeting of the Village Board of Trustees. The total amount of the bills list for approval is $4,297,315.51. This bills list is dated August 8, 2026 through August 21, 2026.

Also for approval is the payroll dated August 21, 2026 for a total amount of $3,068,272.79.

The total amount of disbursements for approval is $7,365,588.30.

Lisa Petersen

Lisa Petersen
Director of Finance

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Advanced Tree Care	August 2026	$5,850.00	Tree Maintenance Services
	August 2026	$14,650.00	Tree Maintenance Services
	August 2026	$18,240.00	Tree Maintenance Services
		$38,740.00	
AFLAC Inc - American Family Life Insuran	August 2026	$4,016.54	Employee Paid Voluntary Insurance
		$4,016.54	
Air One Equipment Inc	August 2026	$1,035.00	Air Test and Maintenance
	August 2026	$1,044.99	Air Test and Maintenance
	August 2026	$963.00	Firefighter Boots
		$3,042.99	
Al Warren Oil Company Inc	August 2026	$7,230.99	Diesel Fuel
		$7,230.99	
Alexander Albrecht	August 2026	$250.00	Photographer For SST High School Musical
		$250.00	
Alliance Risk Control Services LLC	August 2026	$9,635.17	Onsite Safety Consulting
		$9,635.17	
Andrew Russell Luzwick	August 2026	$325.00	Music Contractor For High School Musical
		$325.00	
Arco Murray	August 2026	$3,615.25	Escrow Refund
		$3,615.25	
Arthur J Gallagher Risk Management	August 2026	$900.00	Liquor Liability
		$900.00	
Ashley Keys	August 2026	$1,050.00	Associate Director For High School Musical
		$1,050.00	
AT&T	August 2026	$7,816.70	Telephone Service
		$7,816.70	
Avia Partners, Inc.	August 2026	$29.97	Prisoner Prescriptions
		$29.97	
Ballet Illinois NFP	August 2026	$1,750.00	Nutcracker Warm-Up Camp
		$1,750.00	
Bark Loud Entertainment	August 2026	$2,600.00	Entertainment for Hops and Props
		$2,600.00	
Baxter & Woodman Inc	August 2026	$315.00	MS4 Engineering Consulting
	August 2026	$1,309.40	SCADA Maintenance & Support
	August 2026	$1,949.00	SCADA Maintenance & Support
		$3,573.40	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
BiCoastal Productions LLC	August 2026	$5,000.00	Performance Deposit
		$5,000.00	
Boller Construction Company	August 2026	$535,999.04	90 North Park Construction
		$535,999.04	
Boy Scout Troop #196	August 2026	$300.00	Septemberfest Maintenance
		$300.00	
Boy Scout Troop #392	August 2026	$150.00	Septemberfest Maintenance
		$150.00	
Braden Thomas Estanilla	August 2026	$325.00	Pit Musician For High School Musical
		$325.00	
Brendan Thomas Parravano	August 2026	$450.00	Pit Musician For High School Musical
		$450.00	
Brock V. Wittkamp	August 2026	$32.00	Reimbursement
		$32.00	
Builders Asphalt LLC	August 2026	$299.72	Hot Mix Asphalt
	August 2026	$612.42	Hot Mix Asphalt
	August 2026	$7,565.57	Hot Mix Asphalt
	August 2026	$15,445.61	Hot Mix Asphalt
		$23,923.32	
Builders Paving LLC	August 2026	$79,734.86	Street Improvement Program
	August 2026	$1,406,245.40	Street Improvement Program
		$1,485,980.26	
BUSA Auto Body LLC	August 2026	$10,430.62	Accident Repairs to Squad
		$10,430.62	
C. Szabo Contracting	August 2026	$733,727.93	Water Main Replacement
		$733,727.93	
Cannon Cochran Management Services Inc	August 2026	$7,875.00	Worker's Compensation Claims
		$7,875.00	
CDWG LLC	August 2026	$320.73	HP Voice Port Adapter
		$320.73	
Chastain & Associates LLC	August 2026	$103,775.31	Engineering Services
	August 2026	$13,220.25	Facilities - Supplemental Project Management
		$116,995.56	
Chem-Wise Ecological Pest Management	August 2026	$640.00	Pest Management
		$640.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Cintas Corporation No 2	August 2026	$486.24	Replacement and Maintenance of Floor Mats
		$486.24	
Ciorba Group Inc	August 2026	$30,840.50	Bode Force Main - Construction Administration
		$30,840.50	
Citi Cards-Costco	August 2026	$479.37	Supplies
		$479.37	
Citywide Elevator Inspection Services Inc	August 2026	$112.00	Elevator Inspection Services
		$112.00	
Civiltech Engineering Inc	August 2026	$39,803.02	90 North Park Construction Admin
	August 2026	$68,454.35	Braintree Dr Construction Admin
	August 2026	$76,160.18	Braintree Dr Construction Admin
	August 2026	$44,941.79	Braintree Dr Reconstruction
	August 2026	$31,520.84	Eng Svcs Higgins Rd Bike Path
	August 2026	$94,380.91	McConnor Pkwy Construction Administration
		$355,261.09	
Clark Baird Smith LLP	August 2026	$23,778.64	Professional Services
		$23,778.64	
Clark Hill PLC	August 2026	$1,732.50	OPS Services
		$1,732.50	
Comcast Cable Communications	August 2026	$21.42	Cable for PSB
		$21.42	
Commonwealth Edison	August 2026	$384.82	Utility Service
		$384.82	
Connie Porters-Irsay	August 2026	$1,433.10	Tuition Reimbursement
		$1,433.10	
Cook County	August 2026	$352.00	Recording of Traffic Agreements
	August 2026	$50,000.00	Rent Payment from Hunter for 2222 Hammond
		$50,352.00	
Cook County Treasurer	August 2026	$27,898.41	Traffic Signal Maintenance
		$27,898.41	
Core Psychotherapy Center, Ltd.	August 2026	$312.50	Consultation Services
		$312.50	
Crawford Murphy & Tilly Inc	August 2026	$663.75	Prof Engineering Services General Svcs Airport
		$663.75	
Cretex Specialty Products, Inc.	August 2026	$4,054.41	Operation Supplies
		$4,054.41	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Crystal Maintenance Plus, Corp	August 2026	$130.00	Custodial Services
	August 2026	$32,696.00	Custodial Services
		$32,826.00	
CSSBOS, LLC	August 2026	$52,180.00	New Building Signs for ALCC
		$52,180.00	
David Carlson	August 2026	$414.96	Mileage Reimbursement
		$414.96	
David G Eterno	August 2026	$337.50	Professional Services
		$337.50	
Direct Fitness Solutions LLC	August 2026	$19.40	Fitness Equipment Repair
		$19.40	
DJ's Scuba Locker Inc	August 2026	$810.00	Dive Equipment
	August 2026	$7,105.00	Dive Equipment and Repairs
		$7,915.00	
Donald Richter	August 2026	$75.24	Mileage Reimbursement
		$75.24	
Edward Scheid	August 2026	$289.56	Mileage Reimbursement
		$289.56	
Emma Johnson	August 2026	$1,050.00	Stage Manager For High School Musical
		$1,050.00	
Flowpoint Environmental Systems Inc	August 2026	$111.49	Software License Bulk Water Filling Station
		$111.49	
Form I-9 Compliance LLC	August 2026	$40.25	i9 Transactions
		$40.25	
Granicus LLC	August 2026	$21,245.10	Annual Maintenance for GovAccess
		$21,245.10	
Guardian Alliance Technologies Inc.	August 2026	$1,690.00	Monthly Background Check Fees
		$1,690.00	
H & H Electric Company	August 2026	$404.91	Opticom Repair Rodenburg
	August 2026	$1,734.33	Traffic Signal & Opticom Maintenance
	August 2026	$10,147.89	Traffic Signal & Opticom Maintenance
		$12,287.13	
Haiges Machinery Inc	August 2026	$759.25	Firefighter Gear Wash
		$759.25	
Hayes Commercial LLC	August 2026	$4,473.16	HVAC Repair & Maintenance of Buildings
		$4,473.16	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Heather Anderson	August 2026	$281.96	Mileage Reimbursement
		$281.96	
Hennigh Law Corporation	August 2026	$53,345.00	Convention Ctr and Hotel Legal Services
		$53,345.00	
Henry Schein Inc	August 2026	$372.00	EMS Equipment Selector Valve
	August 2026	$299.50	Medsource Suction Unit EMS
	August 2026	$299.50	Medsource Suction Unit EMS
		$971.00	
Home Depot Inc	August 2026	$156.45	Operating Supplies
		$156.45	
Huuso, PLLC	August 2026	$95.00	Biohazard Cleaning
		$95.00	
IDEX Holdings, Inc.	August 2026	$525.46	Operating Supplies
	August 2026	$1,970.41	Operating Supplies
		$2,495.87	
IL Department of Innovation &Technology	August 2026	$72.79	Communication Charges
		$72.79	
Illinois Environmental Protection Agency	August 2026	$250.00	Application Fee for IEPA - Salt Creek Project
		$250.00	
Illinois Law Enforcement Alarm System	August 2026	$360.00	Annual Membership Dues
		$360.00	
Illinois State Police	August 2026	$54.00	Liquor License Background Processing
		$54.00	
Imaging Essentials, Inc.	August 2026	$167.54	EPW Printer Maintenance
		$167.54	
Infosense Inc	August 2026	$362.00	Repair Parts
		$362.00	
International Association of Venue Managers	August 2026	$550.00	Membership Renewal
		$550.00	
International Cybernetics Company, LP	August 2026	$9,915.80	Proactive Sidewalk Evaluation
		$9,915.80	
Jack Michael McGreevy	August 2026	$325.00	Pit Musician For High School Musical
		$325.00	
James Drive Safety Lane, LLC	August 2026	$410.00	Safety Lane Inspections
		$410.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Jennifer Gafron	August 2026	$1,900.00	Music Director For High School Musical
		$1,900.00	
Jensen Hughes Inc	August 2026	$4,116.25	OPS Services
		$4,116.25	
Joseph Carlson	August 2026	$2,000.00	Co-instruct Advanced Petition Writing and Support
		$2,000.00	
Joseph D Davito	August 2026	$7,194.55	Professional Services
		$7,194.55	
Justifacts Credential Verification, Inc	August 2026	$570.25	Background Checks
		$570.25	
Justin Briski	August 2026	$1,433.10	Tuition Reimbursement
		$1,433.10	
Kailey Rockwell	August 2026	$1,000.00	Pit Musician For High School Musical
		$1,000.00	
Kasey Wolfgang	August 2026	$2,500.00	Costume Designer For High School Musical
		$2,500.00	
Kick 10 Promotions Inc	August 2026	$515.08	Max Weinberg's Jukebox Hotel Buyout
		$515.08	
Knox Swan and Dog LLC	August 2026	$80.00	Swan Care
	August 2026	$240.00	Swan Care
		$320.00	
Landscape Concepts Management Inc	August 2026	$10,675.00	Irrigation Maintenance and Repairs
	August 2026	$20,450.07	Irrigation Maintenance and Repairs
		$31,125.07	
Liam M Durbin	August 2026	$125.00	Props Designer For High School Musical
		$125.00	
Lyons Electric Company Inc	August 2026	$2,250.00	Streetlight Repair
	August 2026	$2,841.52	Streetlight Repair
		$5,091.52	
Mackie Consultants LLC	August 2026	$4,125.00	Watermain Improvement Design
		$4,125.00	
Magnet Forensics USA Inc	August 2026	$13,345.00	GrayKey License
		$13,345.00	
Mallory Safety and Supply LLC	August 2026	$561.14	Prisoner Blankets
	August 2026	$2,262.08	Prisoner Blankets
		$2,823.22	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Marissa Stanley	August 2026	$219.64	Mileage Reimbursement
		$219.64	
Marquardt & Belmonte PC	August 2026	$1,085.00	Adjudication Hearing Officer
		$1,085.00	
Martin Papazov	August 2026	$325.00	Pit Musician For High School Musical
		$325.00	
Matthew Liberio	August 2026	$1,927.50	Tuition Reimbursement
		$1,927.50	
Meade Inc	August 2026	$665.09	Traffic Signal Repair
		$665.09	
MECO Consulting Group	August 2026	$2,677.50	Communications & Outreach Consultant Services
		$2,677.50	
Melissa Scheele	August 2026	$3,400.00	Director/Choreographer for High School Musical
		$3,400.00	
Michael Baker International Inc.	August 2026	$1,743.99	Walnut Ln CCTV Review of Sewers
		$1,743.99	
Michelle Defer	August 2026	$2,038.16	Travel Reimbursement
		$2,038.16	
Microsoft Corporation	August 2026	$15,073.51	Microsoft Subscription
		$15,073.51	
Midwest Veterinary Company LLC	August 2026	$144.55	Vet Visit for Onyx
	August 2026	$266.58	Vet Visit for Onyx
		$411.13	
Minrong Song	August 2026	$2,500.00	Rent Payment HSHP Program
		$2,500.00	
Mobile Communications America, Inc.	August 2026	$975.00	Field Tech Labor
		$975.00	
Monica Richart	August 2026	$234.62	Reimbursement
		$234.62	
Motorola Solutions Inc	August 2026	$82.02	Mobile Antenna
		$82.02	
Municipal Clerks North & Northwest Sub	August 2026	$90.00	Membership Renewal
		$90.00	
NCPERS Group Life Insurance	August 2026	$240.00	IMRF Voluntary Life Insurance
		$240.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
New Tradition Funeral Services, LLC	August 2026	$400.00	Transport of Deceased
		$400.00	
Northern Illinois Gas Company	August 2026	$24.06	Utility Service
		$24.06	
Northwest Central Dispatch System	August 2026	$663.00	Wave Devices
		$663.00	
Northwest Community Hospital	August 2026	$935.00	Medical/Physicals - Fire Candidates
	August 2026	$3,885.00	Paramedic CE Training In House
	August 2026	$1,535.00	Pre-Employment Drug and Physical Testing & Seminar
		$6,355.00	
Pace Suburban Bus Division of RTA	August 2026	$33,442.88	Route 905 Woodfield Trolley Services
		$33,442.88	
Paddock Publications Inc	August 2026	$194.40	Legal Notices
		$194.40	
Patson Inc	August 2026	$2,641.76	Purchase of Freightliner and Cummins Parts
		$2,641.76	
Pentegra Systems LLC	August 2026	$1,047.71	Fire Sta 54 Main Ent Quad Camera Repair
	August 2026	$1,169.28	Replacement Camera
		$2,216.99	
Perry Weather, Inc.	August 2026	$7,807.50	Warning Sirens Annual Subscriptions
		$7,807.50	
Petty Cash (Prairie Center)	August 2026	$405.82	Reimbursement For Summer Theatre Costumes
		$405.82	
Play Design Scapes, Inc.	August 2026	$4,300.00	New Drinking Fountain - Village Hall
		$4,300.00	
Premiums Plus Promotional Products, Inc.	August 2026	$3,726.15	Promotional Items
		$3,726.15	
Prince of Peace Lutheran Church	August 2026	$150.00	Septemberfest Maintenance
		$150.00	
Pro-Fire Sales and Service Inc	August 2026	$216.00	Firefighter Gear Repair
		$216.00	
Pulse Technology of Illinois Inc	August 2026	$1,151.00	Printer Maintenance
		$1,151.00	
Radiate Holdings, LP	August 2026	$234.81	Cable Internet/Phone Service at Schweikher House
		$234.81	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Renee M Romanowski	August 2026	$7.60	Mileage Reimbursement
		$7.60	
RJN Group	August 2026	$32,802.93	MWRD IICP Sewer Rehabilitation
	August 2026	$19,897.78	MWRD IICP- Compliance Cedarcrest Basin
		$52,700.71	
Robert James Cecott	August 2026	$125.00	Fight Director For SST High School Musical
		$125.00	
Robert Thomas Byrne	August 2026	$410.40	Mileage Reimbursement
		$410.40	
Schaumburg Athletic Association	August 2026	$975.00	Septemberfest Maintenance
		$975.00	
Sebis Direct Inc	August 2026	$15,000.00	Water Bill Postage
	August 2026	$5,826.47	Water Bill Print
		$20,826.47	
Secretary of State	August 2026	$151.00	License Plates Renewal
		$151.00	
Shawn Buckel	August 2026	$350.00	Sound Bath Healthy U Event
		$350.00	
Shawn McIntire	August 2026	$525.00	Pit Musician For High School Musical
		$525.00	
Shoeshine Boy Productions, Inc.	August 2026	$2,125.00	Payment For Thursday Night Laughs
		$2,125.00	
Sierra Systems Inc	August 2026	$5,940.00	IT Technical Staffing Services
	August 2026	$6,139.19	IT Technical Staffing Services
	August 2026	$6,320.21	IT Technical Staffing Services
	August 2026	$700.00	Website Coordinator
		$19,099.40	
Site Design Group Ltd	August 2026	$103.54	Public Improvements
		$103.54	
St Peter Lutheran Church	August 2026	$600.00	Septemberfest Maintenance
		$600.00	
Sta-Kleen Inc	August 2026	$2,985.00	Hood Cleaning
		$2,985.00	
State Industrial Products Corporation	August 2026	$2,881.56	Chemicals
		$2,881.56	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Stephen A. Laser & Associates	August 2026	$4,400.00	Psychological Assessments - Fire
		$4,400.00	
Tariq Dandan	August 2026	$600.00	Rental Inspections
		$600.00	
Todd Wenger	August 2026	$69.53	Reimbursement License Renewal
		$69.53	
Tory Lindholm	August 2026	$409.91	Mileage Reimbursement
		$409.91	
TPI Building Code Consultants Inc	August 2026	$64,659.05	Inspections and Plan Review
		$64,659.05	
Travis McKelvie	August 2026	$24.19	Employee Reimbursement Shipping Charges
		$24.19	
Tyler Technologies Inc	August 2026	$88,763.79	Munis ERP Software Support
	August 2026	$96,246.50	Munis ERP Software Support
		$185,010.29	
US Postal Service	August 2026	$3,000.00	VOS Postage
		$3,000.00	
Utility Transport Service	August 2026	$293.60	Gravel Delivery & Debris Hauling
	August 2026	$587.20	Gravel Delivery & Debris Hauling
	August 2026	$880.80	Gravel Delivery & Debris Hauling
	August 2026	$1,174.40	Gravel Delivery & Debris Hauling
	August 2026	$1,174.40	Gravel Delivery & Debris Hauling
	August 2026	$4,044.23	Gravel Delivery & Debris Hauling
		$8,154.63	
Verizon Wireless	August 2026	$752.08	SCADA Services
		$752.08	
Village of Hoffman Estates	August 2026	$355.33	Water Purchase
		$355.33	
Viridiana Alba	August 2026	$101.00	Travel Reimbursement
		$101.00	
Vital Records Holdings LLC	August 2026	$190.04	Monthly Shredding Services
		$190.04	
Wex Bank	August 2026	$38,165.86	Purchase of Fuel
		$38,165.86	
William Rainey Harper College	August 2026	$1,300.00	Microsoft 365 Training
		$1,300.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
William Wallrich	August 2026	$393.68	Mileage Reimbursement
		$393.68	
	GRAND TOTAL	**$4,297,315.51**	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Twenty-Year Service Award to Joel Downing, Fire Lieutenant/Paramedic.
08/25/26
Village Board

Presenter:
Lead Department: Human Resources

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Twenty-Year Service Award to William Veit, Police Auxiliary Officer.
08/25/26
Village Board

Presenter:
Lead Department: Human Resources

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Mr. Luke Kadyraliev for One (1) Class A Liquor License for Barashka Inc. located at 34 W. Schaumburg Road (New Business).
08/25/26
Village Board

Presenter: Ulukmyrza Kadyraliev
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Barashkapdf.pdf

VBM 08/25/2026

LETTER OF INTENT

August 5, 2026
Liquor Commissioner
Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193

RECEIVED
AUG 14 2026
MAYOR'S OFFICE

Letter of Intent – Barashka Inc. liquor license class "A" (New Business)

Dear Liquor Commissioner,

This letter serves as our formal Letter of Intent to request the initiation of the annual liquor license application process for Barashka Inc., located at 34 W. Schaumburg Road, Schaumburg, IL 60194, the former El Mero Mero restaurant.

Barashka Inc. will operate as an upscale full-service restaurant featuring a modern fusion of Eastern European, Central Asian, and Mediterranean-inspired cuisine. Our concept focuses on high-quality meats, fresh ingredients, handcrafted beverages, and an elevated dining experience in a refined atmosphere.

Planned Menu */ Ulukmyrza Kadyraliev

- Premium grilled meat dishes
- Steaks and kebabs
- Signature shawarma and wraps
- Traditional Central Asian specialties
- Eastern European favorites
- Fresh salads and appetizers
- Soups
- House-made desserts
- Non-alcoholic beverages including tea, coffee, and specialty drinks
- Beer, wine, and cocktails (upon approval of the liquor license)

Scanned with CamScanner

Alcohol service will be offered only as a complement to our dining experience and will be conducted in full compliance with all Village of Schaumburg ordinances and Illinois liquor laws.

We respectfully request consideration of our application and look forward to working with the Village throughout the licensing process.

Thank you for your time and consideration.

Sincerely,

Luke Kadyraliev
President, Barashka Inc.
34 W. Schaumburg Rd
Schaumburg, IL 60194
312-519-2909
barashkainc@gmail.com

Yuyk 08.05.2026.

Scanned with CamScanner

Salads

Ceasar 12
romaine, parmesan cheese, garlic crouton, cherry tomato.
add chicken 4 - add shrimp 5

Balkan 15
fresh cucumber, fresh tomato, red pepper, red onion, kalamata olive, feta cheese, parsley

Beet Fusion 15
baked beet, spring mix, canned apricot, green apple, feta cheese, walnuts

Golden Eggplant 15
crispy fried eggplant, tomato, garlic, green onion, cilantro

Tashkent 16
radish, boiled beef tongue, boiled egg, crunch onion, mayo dressing

Beef tongue and arugula symphony 17
boiled beef tongue, champignon, quail egg, cherry tomato, ginger dressing

Ethno 18
grilled beef, tomatoes, cilantro, baby arugula, red onion, ginger

Hot Appetizers

Bread half 3 / whole 5
traditional Central Asian bread

Grenki 6
traditional deep-fried bread with garlic

Samsa 7
traditional Central Asian pastry filled with chopped beef and onion

Cheese balls 10
crispy deep-fried cheese balls (medium spicy)

Cheburek 12
crispy deep-fried turnovers with a filling of juicy ground beef

Draniki 12
traditional Belarusian grated pan-fried potato

Julienne 13
mushroom, chicken, mozzarella cheese

Fried potato with mushroom and fresh garlic 15

Shrimps 17
pan-fried peeled shrimps in garlic and soy sauce

Khachapuri 18
traditional Georgian dish with cheese-filled bread, egg yolk

Cold Appetizers & Assorted Platters

Boiled beef tongue 12
served with pickle and mustard

Soleniya 18
traditional appetizer with lightly salted cucumber in brine, pickled tomato, kimchi

Herring 19
pickled herring served with pickled onion and boiled potato

Cheese platter 32
cheddar, colby-jack, muenster, swiss, served with honey, walnut and grapes

Fruit platter 35
pineapple, apple, grape, orange, tangerine, strawberry, blueberry

Meat platter 37
roast beef, baked turkey, backed chicken roll

Fish platter 38
cold-smoked butterfish, lightly salted salmon, cold-smoked mackerel

Soups

Creamy mushroom 11
champignon, potato, onion, served with crouton

Chicken noodle 13
handmade noodles, chicken, half of boiled egg, parsley

Borscht 13
traditional Ukrainian beet soup with beef and vegetables, served with grenki

Ukha 15
traditional Russian fish soup with catfish, sturgeon, potato, carrot, green onion, crawfish

Tom Yum 15
shrimp, chicken, coconut milk, served with rice

Pelmeni 15
traditional soup with homemade chopped beef dumplings, served with sour cream

Rolls

Green Ebi 14
shrimp tempura, avocado, tuna

California 14
avocado, crab stick, cucumber

Royal 15
spicy crab stick, cream cheese, salmon, cucumber, avocado

Ebi salmon 16
shrimp tempura, salmon, avocado, cucumber

Kyoto-fried roll 17
salmon, tuna, avocado, cucumber

Deep-fried Ebi 17
shrimp tempura, cucumber, avocado, cream cheese

Philadelphia 17
salmon, cream cheese, cucumber, avocado

Kani tuna 18
tuna, spicy crab stick, cucumber, avocado

Dragon 18
eel, avocado, cucumber, cream cheese

Arigato torched 19
eel, tuna, salmon, avocado, cucumber

Assorted Rolls served on a boat 98
Philadelphia, California, Dragon, Kyoto, Kani tuna, Ebi salmon

Fish

Salmon 30
grilled salmon, mashed potato, grilled zucchini and tomato

Branzini 35
baked branzini fillets, bok choy, pesto and yuzu sauces

Scanned with CamScanner

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Mr. Bruce Kinseth for One (1) Class E Liquor License for Springhill Suites located at 1550 McConnor Parkway (New Owner).
08/25/26
Village Board

Presenter: TJ Geurtsen
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Springhill Suites.pdf

KINSETH
HOSPITALITY COMPANIES

www.kinseth.com

VBM 08/25/2026

Date: **August 7, 2026** Liquor License Class "E" (New Owner)

RECEIVED
AUG 12 2026
MAYOR'S OFFICE

To: Local Liquor Commissioner
Village President Tom Dailly
1000 E. Woodfield Rd.
Schaumburg, IL 60173

Subject: Liquor License Request
Mahabal Ord Inc.
DBA Springhill Suites
1550 McConnor Pkwy
Schaumburg, IL 60173

*) Presenter - TJ Geurtsen (GM)

Dear Village President Dailly:

The Springhill Suites is being acquired by a new owner and Kinseth Hospitality has been contracted to manage the property. As such, we will be requesting an annual liquor license for the purpose of providing continued services at the hotel.

Alcohol is kept in locked cases near the front desk and sold by the bottle at the hotel market.

Employees serving alcohol are required to complete and pass BASSET or Beverage Alcohol Sellers and Servers Education and Training program. BASSET provides training which has been approved by the Illinois Liquor Control to comply with the Illinois Liquor Control Act. Upon completion of BASSET training, servers and bartenders will have the tools to confidently and immediately identify fraudulent identification cards and signs of intoxication.

We respectfully request your consideration for approval.

Sincere regards,

Bruce Kinseth

Bruce Kinseth
Sr. Vice President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Mr. Sanket Patel for One (1) Class A Liquor License for Sports Bar & Restaurant located at 2339 Bode Road (New Business).
08/25/26
Village Board

Presenter: Sanket Patel
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Sports Bar & Restaurant.pdf

VBM 08/25/2026

Sports Bar & Restaurant
2339 Bode Road, Schaumburg, IL 60194
August 5, 2026

Liquor License Class "A" (New Business)

The Honorable Tom Dailly
Attn: Magdalena Gerwel
Mayor and Local Liquor Control Commissioner
Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193

RECEIVED
AUG 14 2026
MAYOR'S OFFICE

Re: Letter of Intent – Application for Class A Liquor License at 2339 Bode Road, Schaumburg, IL 60194

Dear Mayor Dailly:

Please accept this letter as a formal expression of intent by Agna Retail Inc. (the "Company") to apply for a Class A liquor license for its establishment located at 2339 Bode Road, Schaumburg, IL 60194. We are writing in advance of submitting our full application to introduce the Company, describe our concept for the property, and request the Village's guidance on next steps in the review process.

We are planning to operate a full-service bar and grill at this location, offering dine-in food and beverage service, including beer, wine, and spirits, in a family-friendly and community-oriented atmosphere. As we are committed to responsible alcohol service, full compliance with all applicable Village, county, and Illinois Liquor Control Commission regulations, and to being a positive, contributing member of the Schaumburg business community.

The project represents a meaningful investment in the property and is expected to create new local jobs while contributing to the Village's sales tax base and overall economic vitality. We intend to work closely with Village staff, the Liquor Commissioner's office, and the Schaumburg Police Department throughout the background review and application process, and we are prepared to provide any additional information, documentation, or appearance before the Board of Trustees that may be required.

Site and building plans for this location have already been reviewed and approved by the Village's Community Development Department under Permit No. CBLD-26-73. We are prepared to provide a copy of this approval, along with any other supporting documentation, upon request.

We would welcome the opportunity to meet with you or your staff to discuss our plans in greater detail and to confirm any requirements specific to this location and license class. Thank you for your time and consideration, and we look forward to your guidance.

Sincerely,

Sanket Patel
Agna Retail Inc. Location: 2339 Bode Road, Schaumburg, IL 60194

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Mr. Vihangkumar Amin for One (1) F1 Liquor License for Royal Bar & Restaurant located at 939 W. Wise Road (New Owner).
08/25/26
Village Board

Presenter: Vihangkumar Amin
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Royal Bar 2026.pdf

VBM 08/25/2026

Magdalena Gerwel

From: Royal Bar & Restaurant <theroyalbar456@gmail.com>
Sent: Thursday, June 11, 2026 7:41 AM
To: Magdalena Gerwel
Subject: Change of ownership karmdeep LLC

Liquor license class F1 (New Owner)

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

Hay
Good Morning

Here i mention
My self VIHANGKUMAR AMIN Is the new manager (owner) of
KARAMDEEP LLC. DBA Royal Bar & Restaurant
And we Removed the
PATEL JAYMINA From the manager (owner)
Let me know next steps

Thank you 🙏

Business was advised multiple times to submit proper letter of Intent.

38

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Ratify the Request from the Schaumburg Park Foundation for Six (6) Class D One Day Liquor Licenses for the Links Technology Cup golf outing and to Waive the Fees
08/25/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Links Technology Cup.pdf

Schaumburg Park Foundation

VBM 08/25/2026

1 Day Liquor License Fee Waiver Request

8/5/2026

"Class D" One Day Waived Fee

Dear Schaumburg Liquor Commissioner:

The Schaumburg Park Foundation is requesting a one-day liquor license from the Village of Schaumburg to participate in the Links Technology Cup on Wednesday, August 12 at the Schaumburg Golf Club. The event is a fundraiser for the Schaumburg Park Foundation. The outing will take from 10 a.m.-4 p.m. We are requesting a waiver of the fee. The company contact is Justin Sienkiewicz, 847-707-0447.

Thank you,

Justin Sienkiewicz

Justin Sienkiewicz
Executive Vice-President

RECEIVED
AUG 14 2026
MAYOR'S OFFICE

PO Box 68712 • Schaumburg, Illinois 60168-0712 • 847.985.2115 • Fax: 847.301.2629
SchaumburgParkFoundation.org

VBM 08/25/2026

HOPSCOTCH

1 Day liquor license Fee Waiver "class D" One Day Vendor Fee

Dear Schaumburg Liquor Commissioner:

Hopscotch is requesting a one-day liquor license from the Village of Schaumburg to participate in the Links Technology Cup on Wednesday, August 12, at the Schaumburg Golf Club. The event is a fundraiser for the Schaumburg Park Foundation. The outing will take place from 10:00 a.m. to 4:00 p.m.

We respectfully request a waiver of the liquor license fee for this charitable event.

The company contact for this application is **Victoria Alanis**.

Thank you for your consideration.

Sincerely,

Victoria Alanis
Hopscotch

RECEIVED
AUG 14 2026
MAYOR'S OFFICE

VBM 08/25/2026

FOGO DE CHÃO®

FOGO DE CHAO CHURRASCARIA
1950 E. Golf Road
Schaumburg, IL 60173

DATE: August 5, 2026

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

Dear Schaumburg Liquor Commissioner:

Fogo De Chao is requesting a one-day liquor license from the Village of Schaumburg to participate in the Links Technology Cup on Wednesday, August 12th at the Schaumburg Golf Club. The event is a fundraiser for the Schaumburg Park Foundation. The outing will take place from 10 a.m.-4 p.m. We are requesting a waiver of the fee. Please contact me directly with any questions.

Thank you!

Sincerely,

RECEIVED
AUG 14 2026
MAYOR'S OFFICE

Kari Allen

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

VBM 08/25/26

1 Day Liquor License Fee Waiver Request
"Class D" One Day waived Fee

August 5, 2026

To Whom it may concern,

Village Tavern & Grill- Schaumburg is requesting a one-day liquor license from the Village of Schaumburg to partake in the Links Cup Golf Outing on Wednesday, Aug. 12. This event will be held at Schaumburg Golf Club, 301 N. Roselle Rd. This event is a fundraiser for the Schaumburg Park Foundation, and we are requesting a waiver of the license fee. The event will be held from 10:00am to 4:00pm. You may contact Nikki Lakomski with any questions at VTGS at 847-891-8866.

We kindly ask for your consideration in issuance of the requested license.

Village Tavern & Grill, Inc.
901 W. Wise Road
Schaumburg, IL 60193

RECEIVED
AUG 14 2026
MAYOR'S OFFICE

VBM 08/25/2026

1 Day liquor license Fee Waiver Request

"Class D" One Day Waived Fee

Dear Schaumburg Liquor Commissioner:

Church Street Brewing Company is requesting a one-day liquor license from the Village of Schaumburg to participate in the Links Technology Cup on Wednesday, August 14 at The Schaumburg Golf Club, 401 Roselle Road. The event is a fundraiser for the Schaumburg Park Foundation. The outing starts at 10 a.m. The company contact is Lisa Gregor, (630) 438-5725.

Thanks,

RECEIVED
AUG 14 2026
MAYOR'S OFFICE

Lisa Gregor

Church Street Brewing Company

VBM 08/25/2026

Golf Rose Animal Services

Golf Rose Animal Services
51 E Remington Road
Schaumburg, IL 60173
847-885-3344

1 Day Liquor License Fee Waiver Request
Item D" One Day Liquor Fee

Dear Schaumburg Liquor Commissioner:

Golf Rose Animal Services is requesting a one-day liquor license from the Village of Schaumburg to participate in the Links Technology Cup on Wednesday, August 12 at the Schaumburg Golf Club. The event is a fundraiser for the Schaumburg Park Foundation. The outing will take place from 9 a.m.-3 p.m. We are requesting a waiver of the fee. Please contact me directly with any questions.

Sincerely,

Samantha Massey

Marketing & Development Manager

Golf Rose Animal Services

Direct Line: 847.637.8465

RECEIVED
AUG 14 2026
MAYOR'S OFFICE

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Ratify the Request from St. Gregory of Nyssa Parish for One (1) Class D Liquor License for Bingo event and to Waive the Fee
08/25/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- St Gregory 2026 - August 26.pdf

VBM 08/25/2026

ST GREGORY of NYSSA PARISH

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

1 Day Liquor License Fee Waiver Request
"Class D" One Day Walcal Fee

August 11, 2026

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

To Whom it May Concern

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

The event will be on Sunday, August 23, 2026, 2026, from 3:30 to 5:30 PM at our parish campus located at 822 Springinsguth Rd , Schaumburg, IL 60194

The event is Bingo.

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

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

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

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

RECEIVED
AUG 14 2026
MAYOR'S OFFICE

Best regards,

William Solomon

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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from St. Peter Lutheran Church for One (1) Class D One Day Liquor License for Oktoberfest and Trunk n Treat event and to Waive the Fee
08/25/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- St Peter 2026.pdf

VBM 08/25/2026

1 Day Liquor License Fee Waiver

"Class D" One Day Waived Fee

August 12, 2026

Village of Schaumburg
101 Schaumburg Court
Schaumburg, Illinois 60193

Re: Oktoberfest / Trunk n Treat

FEIN 36-2427519

To Whom It May Concern:

I hereby grant St. Peter Lutheran Church and School permission to host Oktoberfest and Trunk n Treat on our property, Sunday September 27, 2026 from 12:00pm – 4pm. This event will consist of food, fellowship for all and games for the children.

There will be Beer & wine at this event.

Since St. Peter is a not for profit organization, we kindly request a **fee waiver for the Liquor License**.

Thank you for your assistance and please feel free to contact me at 847-885-3350, ext. 201 with any questions.

In His Service,

Pastor Jerry Hays

Jerry D. Hays
Senior Pastor
St. Peter Lutheran Church

RECEIVED
AUG 14 2026
MAYOR'S OFFICE

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from the Schaumburg A.M. Rotary Club Foundation for One (1) Class D One Day Liquor License for Rotary Club Foundation Fundraiser and to Waive the Fee
08/25/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- A.M. Rotary Club Foundation 2026.pdf

VBM 08/25/2026

SCHAUMBURG A.M. ROTARY CLUB FOUNDATION
P. O. BOX 68651
SCHAUMBURG, IL 60168-0651

1 Day Liquor License Fee Waiver Req'd
"Class D" One Day Waived Fee

August 17, 2026

Village Liquor Commissioner
Village of Schaumburg
1000 Woodfield Road
Schaumburg, IL 60173

Dear Village Liquor Commissionner,

The Schaumburg A.M. Rotary Club Foundation is hosting a reception at the Al Larson Cultural Center on Saturday 10/10/2026 with liquor to be served. We respectfully request a one-day liquor license and a waiver of the associated fee.

The event details are:

Name: Schaumburg A.M. Rotary Club – Blues, Bourbon & BBQ
Location: Al Larson Prairie Center for the Arts
Date: Saturday 10/10/2026
Hours: 4:00pm to 11:00pm
Reason for event: Rotary Club Foundation Fund Raiser
Contact Person: Brian Bieschke, bjbieschke@ubistor.com, 847-826-0232

Please contact me with any questions you may have and thanks you for your help and support.

Sincerely,

RECEIVED
AUG 17 2026
MAYOR'S OFFICE

Brian Bieschke

BRIAN BIESCHKE **–PAST CLUB PRESIDENT**

Rotary
Club of Schaumburg AM

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from St. Gregory of Nyssa Parish to Hold a Raffle
08/25/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from St. Gregory of Nyssa Parish, a religious organization, to hold a 50/50 raffle on September 13, 2026 at St. Gregory of Nyssa Parish located at 1451 Bode Road, Schaumburg, IL. Tickets will sell for 1 for $3. The total dollar amount of prizes awarded is a 50/50 split the pot. Their board voted unanimously to waive the fidelity bond requirement and since the retail value is over $1,000 they are requesting a variance to Chapter 117.31 of the Schaumburg Municipal Code.

Recommended Action:

The Village Manager recommends the Village Board approve the request from St. Gregory of Nyssa Parish to hold a 50/50 raffle on September 13, 2026 at St. Gregory of Nyssa Parish located at 1451 Bode Road, Schaumburg, IL., waive the fidelity bond requirement and since the retail value is over $1,000, approve a variance to Chapter 117.31 of the Schaumburg Municipal Code.

ATTACHMENTS:

- Raffle Application
- Fidelity Bond Waiver

Village of Schaumburg, IL

August 4, 2026

Record No: RAF-26-13

Raffle License Application

Status: Active

Submitted On: 7/21/2026

Primary Location

1451 BODE RD
Schaumburg, IL 60194-2760

Owner

St. Gregory of Nyssa Parish
Bode Rd. 1451 BODE RD SCHAUMBURG, IL 60194

Raffle Details

Organization Name*

St. Gregory of Nyssa Parish

Organization Type*

Religious

Organization Address (Street)*

1451 Bode Rd.

Address (City, State, Zip)*

60194

Phone Number*

8478827580

Licenses may only be issued to qualifying not-for-profit organizations in existence for at least 5 consecutive years [230 ILCS 15/2(b)]

Purpose of the Raffle*

Support church outreach programs

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

No

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

Yes

Raffle Details

Ticket Sale Start Date:*

August 15, 2026

Ticket Sale End Date:*

September 13, 2026

Drawing Date:*

September 13, 2026

Drawing Time:*

8:30 p.m.

Location(s) Where Tickets Will Be Sold:*

1451 Bode Road, Schaumburg, IL 60194 and 822 Springinsguth Rd, Schaumburg, IL 60193

Drawing Location:*

1451 Bode Road, Schaumburg, IL 60194

Will the price charged for each raffle chance exceed $5?

No

Price Per Ticket/Chance:*

3

All net proceeds must be exclusively devoted to the lawful purposes of the organization [230 ILCS 15/4(a)(1)]

Prizes

Description of Prize:*

50% of raffle sales

Retail Value ($):*

3000

Donor/Source (if applicable):

The prize in 2024 was about $3000, while the prize in 2025 was about $2000

Financial Controls

Name of Person Accounting for Raffle License:*

Mark Huntenburg

Title:*

Raffle Manager

This person must NOT be the same individual who accounts for other revenues of the organization. [230 ILCS 15/5(b)]

Gross raffle receipts must be segregated into a separate account. Records must be preserved for 3 years. [230 ILCS 15/5(b),(d)]

Raffle Report

Each organization licensed to conduct raffles shall report promptly after the conclusion of each raffle to its membership, and to the Village Board, its gross receipts, expenses and net proceeds from raffles, and **the distribution of net proceeds itemized.** When this report is ready, the applicant must return to this record and upload the report to the 'Attachments' section of the application.

Acknowledgment & Signature

The undersigned do hereby swear or affirm under penalty of perjury that: (1) the organization is a bona fide not-for-profit organization as described in 230 ILCS 15/2(b) and has been in continuous existence for at least five (5) years; (2) all information contained in this application is true and correct; (3) no officer, director, or employee of the organization has been convicted of a felony that would impair their ability to engage in the licensed position, is a professional gambler or gambling promoter, or is otherwise ineligible under 230 ILCS 15/3; and (4) all net proceeds from the raffle will be devoted exclusively to the lawful purpose of the organization. *

Jillian Bernas Garcia
Jul 21, 2026

1451 Bode Road
Schaumburg, IL 60194

St. Gregory
OF NYSSA PARISH
www.stgregoryofnyssaparish.org

Telephone: 847-882-7580
Fax: 847-882-1845

July 9, 2026

Brian Townsend
Village Manager
1000 E. Woodfield Rd.
Schaumburg, IL 60173

Dear Mr. Townsend,

This letter is to inform you that our organization has voted to waive the fidelity bond requirement for the 50/50 raffle that is connected to our cultural festival Fiesta Mexicana. The upcoming Fiesta Mexicana is taking place from Saturday, September 12 and Sunday, September 13, 2026, at St. Gregory of Nyssa Parish, Church of the Holy Spirit campus, 1451 Bode Road, Schaumburg, IL 60193.

Thank you for your assistance in this matter. If you have any questions, please contact Jillian Bernas Garcia, member of the Fiesta Mexicana Committee, at 847-340-0112 or jillian.bernas@gmail.com, or you may contact me.

Sincerely,

Rev. Jeremy Thomas
St. Gregory of Nyssa Catholic Parish

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from the Hoffman-Schaumburg Knights of Columbus to Fundraise
08/25/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from Hoffman-Schaumburg Knights of Columbus to fundraise from sunrise to sunset on September 18 and 19, 2026 at the intersections of Schaumburg Road/Meacham Road, Plum Grove/Schaumburg and Roselle Road/Wise Road.

Recommended Action:

The Village Manager recommends the Village Board approve the request from Hoffman-Schaumburg Knights of Columbus to fundraise from sunrise to sunset on September 18 and 19, 2026 at the intersections of Schaumburg Road/Meacham Road, Plum Grove/Schaumburg and Roselle Road/Wise Road.

ATTACHMENTS:

- Fundraising Application and NFP

VILLAGE OF SCHAUMBURG
FINANCE DEPARTMENT
101 Schaumburg Ct., Schaumburg, IL 60193
Email: dmcarlson@schaumburg.com
www.villageofschaumburg.com

Fundraising License Application

Please Print or Type

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

Date of Application: March 19, 2026

Organization Name: Hoffman-Schaumburg Knights of Columbus Council 6964

Organization Address: 697 Skye Lane, Inverness, IL 60010

Type of Organization: Fraternal and Charitable

(i.e. - Charitable, Educational, Fraternal, Nonprofit, Religious, Veterans)

Applicant Name: Mike Sulentic

Applicant Address: 1060 Basswood St., Hoffman Estates, IL 60169

Business Phone: 847-404-2246 Business Fax: _____

E-mail Address: msulentic01@gmail.com

Purpose of solicitation: Collect funds to support local Intellectual Disability centers

On what date(s) will the solicitation occur? September 18 and 19, 2026

Solicitation is allowed from sunrise to sunset only.

No permits shall be issued for use from November 1 to March 31 because of snow, icy weather, and street conditions, which pose significant safety concerns to the general public.

No permits shall be issued for use when events, street conditions or other factors pose significant safety concerns to the general public.

No one under the age of 17 will be allowed to solicit. Please include the names of the volunteers.

Please note that per Village Ordinance, organizations are only allowed to solicit (4) four times per calendar year. Applications for solicitation dates will not be accepted if the date requested is more than one (1) year in advance.

Approval will be given only for the date(s), time(s), and designated intersection(s) or locations listed in accordance with Village ordinance.

Written approval is needed from the charitable organization if you are collecting on their behalf.

The following locations shall be prohibited sites or locations for solicitation of contributions:

- Barrington Road, all intersections in the Village of Schaumburg.
- Algonquin Road, all intersections in the Village of Schaumburg.
- Golf Road, all intersections in the Village of Schaumburg.
- Higgins Road, all intersections in the Village of Schaumburg.
- Irving Park, all intersections in the Village of Schaumburg.
- Martingale Road and Corporate Crossing.
- Schaumburg and Roselle Road.
- Schaumburg and Plum Grove Road (Labor Day weekend).
- Woodfield and I-290/Illinois 53 East and West Frontage Road.
- Woodfield and Meacham.
- All Elgin-O'Hare ramp or frontage road intersections.

Please check the intersection(s) or other location(s) the solicitation is being requested:

__ **Mall Dr. at Woodfield Rd.**

XXX__ **Schaumburg at Meacham**

__ **Roselle at Valley Lake**

XXX__ **Plum Grove at Schaumburg (not allowed Labor Day weekend)**

XXX__ **Roselle at Wise Rd.**

__ **Other – Specify –** _____

Charitable Organization Solicitor License Application Page 3

Is the organization registered with the Attorney General of Illinois as a charitable organization? Yes XXX No ____

1. Please attach a written statement of recent date by the Attorney General that the organization has complied with the provisions of State Statutes concerning charitable purposes.

2. Please attach satisfactory proof that the organization is a tax exempt organization under the Internal Revenue Code of the United States, section 501 (c) (3).

3. Please attach a copy of the most recent required annual report filed with the Attorney General of the State of Illinois.

I/We understand the issuance of a permit 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 permit 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.

Applicant signature: _____ Date: 3/19/2026

Hold Harmless Statement: The applicant hereby agrees to indemnify and hold harmless the Village of Schaumburg, its Corporate Authorities, officers, agents, and employees from and against any and all claims, suits, damage, causes of action, judgments, loss, costs, expenses, and attorney's fees arising out of personal injury, including death, property loss or theft sustained by any person during or as a result of the permit to solicit.

I hereby further certify that the information provided in this application is true and correct to the best of my knowledge and that I have not provided false or misleading information. I understand that the failure to supply adequate or correct information will be subject to revocation of permission to hold such an activity/event or use of municipal property.

Applicant Signature: _____ Date: 3/19/2026

Print Applicant's Name and Title: Mike Sulentic, Past Grand Knight

If the request to solicit is recommended for approval by village staff, it will be forwarded to the Village Board. The Village Board meets on the second and forth Tuesday of each month. If the Village Board approves the solicitor license application, the organization will receive a letter from the Finance Department. The letter is to be considered the permit to solicit.

FOR OFFICE USE ONLY

Is the following information attached:

Attorney General written statement.	Yes ____ No ____
Proof of tax exempt status from the IRS.	Yes ____ No ____
Recent annual report filed with the Attorney General.	Yes ____ No ____

OFFICE OF THE ATTORNEY GENERAL
STATE OF ILLINOIS

KWAME RAOUL
ATTORNEY GENERAL

June 18, 2025

ILLINOIS STATE COUNCIL K. OF C.
CHARITIES INC
PO BOX 681
KANKAKEE, IL 60901

RE: RE: Status of ILLINOIS STATE COUNCIL K. OF C. CHARITIES INC under the Illinois Charitable Laws
CO# 01008755

Dear Registrant:

This letter is pursuant to your request that the Attorney General confirm the status of ILLINOIS STATE COUNCIL K. OF C. CHARITIES INC under the Charitable Organization Laws.

This organization is currently registered with the Attorney General's Charitable Trust and Solicitations Bureau as CO# 01008755. It is current in the filing of its financial reports, having filed its report for the period ended June 30, 2024. Please let us know if you require further information.

Sincerely,

Christopher Flint, Compliance Officer II
Charitable Trusts Bureau
115 S. LaSalle St.
Chicago, IL 60603
(312) 814-5840

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Schaumburg Business Association to Ratify a Raffle
08/25/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from Schaumburg Business Association to ratify a raffle held on August 20, 2026 at Wintrust Field located at 1999 S Springinsguth Rd, Schaumburg, IL 60193. Tickets sold for 1 for $20. The total dollar amount of prizes awarded was a 50/50 split the pot and since the ticket price is over $5, they are requesting a variance to Municipal Code Section 117.31. 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 Business Association to ratify a raffle held on August 20, 2026 at Wintrust Field located at 1999 S Springinsguth Rd, Schaumburg, IL 60193 grant a variance to Municipal Code Section 117.31, and waive the fidelity bond requirement.

ATTACHMENTS:

- Raffle Application
- Fidelity Bond Waiver
- NFP

Village of Schaumburg, IL

August 10, 2026

Record No: RAF-26-15

Raffle License Application

Status: Active

Submitted On: 8/10/2026

Primary Location

1999 S SPRINGINSGUTH RD
Schaumburg, IL 60193

Owner

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG CT SCHAUMBURG, IL 60193

Raffle Details

Organization Name*

Schaumburg Business Association

Organization Type*

Non-profit

Organization Address (Street)*

1501 E. Woodfield Road

Address (City, State, Zip)*

Schaumburg Il 60173

Phone Number*

847-413-1010

Licenses may only be issued to qualifying not-for-profit organizations in existence for at least 5 consecutive years [230 ILCS 15/2(b)]

Purpose of the Raffle*

College educational scholarships for graduating HS Seniors in Schaumburg

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

No

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

No

Raffle Details

Ticket Sale Start Date:*

08/20/2026

Ticket Sale End Date:*

08/20/2026

Drawing Date:*

08/20/2026

Drawing Time:*

7:00

Location(s) Where Tickets Will Be Sold:*

Schaumburg Boomers

Drawing Location:*

Schaumburg boomers

Will the price charged for each raffle chance exceed $5?

Yes

Price Per Ticket/Chance:*

20

All net proceeds must be exclusively devoted to the lawful purposes of the organization [230 ILCS 15/4(a)(1)]

Please describe the various pricing for raffle tickets/chances:*

$20 for a Chance to split the pot – 50/50 Raffle

Financial Controls

Name of Person Accounting for Raffle License:*

Andrea Biwer

Title:*

President

This person must NOT be the same individual who accounts for other revenues of the organization. [230 ILCS 15/5(b)]

Gross raffle receipts must be segregated into a separate account. Records must be preserved for 3 years. [230 ILCS 15/5(b),(d)]

Raffle Report

Each organization licensed to conduct raffles shall report promptly after the conclusion of each raffle to its membership, and to the Village Board, its gross receipts, expenses and net proceeds from raffles, and **the distribution of net proceeds itemized.** When this report is ready, the applicant must return to this record and upload the report to the 'Attachments' section of the application.

Acknowledgment & Signature

The undersigned do hereby swear or affirm under penalty of perjury that: (1) the organization is a bona fide not-for-profit organization as described in 230 ILCS 15/2(b) and has been in continuous existence for at least five (5) years; (2) all information contained in this application is true and correct; (3) no officer, director, or employee of the organization has been convicted of a felony that would impair their ability to engage in the licensed position, is a professional gambler or gambling promoter, or is otherwise ineligible under 230 ILCS 15/3; and (4) all net proceeds from the raffle will be devoted exclusively to the lawful purpose of the organization. *

andrea thompson biwer
Aug 10, 2026

August 14, 2026

Village of Schaumburg

Attn: Olivia Szwarc

Dear Village of Schaumburg,

The Schaumburg Business Association Executive Committee voted to waive the Fidelity Bond requirement for the Split the Pot Raffle at the Schaumburg Business Appreciation event at the Boomer's game on August 20th, 2026.

The vote took place via email on 8/14/2026. Please contact Andrea Biwer with any questions at abiwer@schaumburgbusiness.com or call 847-309-7966.

Thank you in advance for your assistance.

Sincerely,

Andrea

Andrea Biwer, Schaumburg Business Association President

Business Entity Search

Entity Information

Entity Name	SCHAUMBURG BUSINESS ASSOCIATION		
File Number	61624066	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	NOT-FOR-PROFIT
Incorporation Date (Domestic)	05-15-2001	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	04-16-2024	**Annual Report Year**	2024
Agent Information	RAYMOND J. HORN III 1515 E WOODFIELD RD STE 250 SCHAUMBURG ,IL 60173-5431	**Agent Change Date**	12-07-2018

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

Recommendation to Approve the Request from Prairie Center Arts Foundation to Hold a Raffle
08/25/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from Prairie Center Arts Foundation to hold a raffle and tickets will be sold from October 10, 2026 through December 19, 2026 at the Al Larson Cultural Center located at 201 Schaumburg Court. Tickets will sell for $20 each. The total amount of the prize awarded is worth $1000. Since the ticket price is over $5, they are requesting a variance to Code Section 117.31. Their board voted unanimously to waive the fidelity bond requirement and is requesting the same from the Village Board.

Recommended Action:

The Village Manager recommends the Village Board approve the request from Prairie Center Arts Foundation to hold a raffle with tickets sold from October 10, 2026 through December 19, 2026 at the Al Larson Cultural Center located at 201 Schaumburg Court, to grant a variance to Code Section 117.31, and to waive the fidelity bond requirement.

ATTACHMENTS:

- Raffle Application
- Fidelity Bond Waiver
- NFP

Village of Schaumburg, IL

August 11, 2026

Record No: RAF-26-14

Raffle License Application

Status: Active

Submitted On: 8/4/2026

Primary Location

201 SCHAUMBURG CT
Schaumburg, IL 60193

Owner

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG CT SCHAUMBURG, IL 60193

Raffle Details

Organization Name*

Prairie Center Arts Foundation

Organization Type*

Non-profit

Organization Address (Street)*

201 Schaumburg Ct

Address (City, State, Zip)*

Schaumburg, IL 60193

Phone Number*

847-923-3604

Licenses may only be issued to qualifying not-for-profit organizations in existence for at least 5 consecutive years [230 ILCS 15/2(b)]

Purpose of the Raffle*

Raise Funds For Youth Programming

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

No

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

Yes

Raffle Details

Ticket Sale Start Date:*

10/10/26

Ticket Sale End Date:*

12/19/26

Drawing Date:*

12/19/26

Drawing Time:*

Second show intermission

Location(s) Where Tickets Will Be Sold:*

Al Larson Cultural Center

Drawing Location:*

Theatre lobby

Will the price charged for each raffle chance exceed $5?

Yes

Price Per Ticket/Chance:*

20

All net proceeds must be exclusively devoted to the lawful purposes of the organization [230 ILCS 15/4(a)(1)]

Please describe the various pricing for raffle tickets/chances:*

$20 per ticket

Prizes

Description of Prize:*

Sips and Snacks Wagon

Retail Value ($):*

1000

Donor/Source (if applicable):

Financial Controls

Name of Person Accounting for Raffle License:*

Cassandra Herman

Title:*

Clerk

This person must NOT be the same individual who accounts for other revenues of the organization. [230 ILCS 15/5(b)]

Gross raffle receipts must be segregated into a separate account. Records must be preserved for 3 years. [230 ILCS 15/5(b),(d)]

Raffle Report

Each organization licensed to conduct raffles shall report promptly after the conclusion of each raffle to its membership, and to the Village Board, its gross receipts, expenses and net proceeds from raffles, and **the distribution of net proceeds itemized.** When this report is ready, the applicant must return to this record and upload the report to the 'Attachments' section of the application.

Acknowledgment & Signature

The undersigned do hereby swear or affirm under penalty of perjury that: (1) the organization is a bona fide not-for-profit organization as described in 230 ILCS 15/2(b) and has been in continuous existence for at least five (5) years; (2) all information contained in this application is true and correct; (3) no officer, director, or employee of the organization has been convicted of a felony that would impair their ability to engage in the licensed position, is a professional gambler or gambling promoter, or is otherwise ineligible under 230 ILCS 15/3; and (4) all net proceeds from the raffle will be devoted exclusively to the lawful purpose of the organization. *

Cassandra Herman
Aug 4, 2026

PRAIRIE CENTER ARTS FOUNDATION

BOARD OF DIRECTORS

Sandra Gallardo, President
Schaumburg Bank & Trust

Jamie Clar
Village of Schaumburg Trustee

Theodore D. Derma, CPA
R.J. Augustine & Associates, Ltd.

Eric Engelson
BigMarker

Jay R. Flynn
Marketing Professional

Jim Idstein
James Idstein Consulting LLC

Mauro Mendez
Ascension Illinois
Chicago Metro/Joliet Regions

Wayne Oates
Total Success Promotions

Stephanie Olesch
Reyes Holdings, L.L.C.

Lynne E. Park
Retired Business Travel Professional

Chet Tambe
Avion Technology

Executive Director
Tiana Weiler

August 4, 2026

Olivia Szwarc
Finance Department
Village of Schaumburg
101 Schaumburg Ct
Schaumburg, IL 60193

Dear Ms. Szwarc,

The board of directors of the Prairie Center Arts Foundation voted unanimously to request a waiver of the fidelity bond in conjunction with the Raffle held between October 10-December 19, 2026.

Sincerely,

Tiana Weiler

Tiana Weiler
Executive Director, Prairie Center Arts Foundation
Director of Cultural Services, Village of Schaumburg

Office of the Secretary of State

ilsos.gov

Business Entity Search

Entity Information

Entity Name	PRAIRIE CENTER ARTS FOUNDATION		
File Number	56045708	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	NOT-FOR-PROFIT
Incorporation Date (Domestic)	07-24-1990	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	06-13-2024	**Annual Report Year**	2024
Agent Information	TIANA WEILER 201 SCHAUMBURG CT SCHAUMBURG ,IL 60193-1880	**Agent Change Date**	07-05-2022

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

National Food Safety Education Month - September 2026
08/25/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- National Food Safety Education Month 2026.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

PROCLAMATION

WHEREAS, the health, safety, and economic vitality of our community rely on the rigorous safety standards maintained across our local dining establishments; and

WHEREAS, preventable foodborne illnesses present a serious public health challenge that can be effectively mitigated through proper food handling and continuous education; and

WHEREAS, our dedicated municipal health inspectors perform critical restaurant inspections, code enforcement, and compliance monitoring to protect residents and visitors; and

WHEREAS, local restaurateurs, chefs, and food service workers partner with health officials daily to uphold strict sanitation, temperature controls, and hygiene benchmarks;

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

NATIONAL FOOD SAFETY EDUCATION MONTH

Accordingly, I urge all food service establishments to renew their commitment to excellence in food safety and encourage residents to recognize the vital role of restaurant inspections in keeping our community healthy.

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 on this 25th day of August 2026.

Tom Dailly

Tom Dailly
Village President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Mast Cell Activation Syndrome Awareness Day - October 1, 2026
08/25/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- MCAS.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

PROCLAMATION

WHEREAS, Mast Cell Activation Syndrome (MCAS) is a chronic, multi-system disorder that can significantly affect an individual's health and quality of life, and many patients experience prolonged diagnostic delays due to limited public and clinical awareness; and

WHEREAS, increasing awareness and understanding of Mast Cell Activation Syndrome can encourage earlier recognition, improve support for individuals and families affected by the condition, and foster a more informed and compassionate community; and

WHEREAS, the Village of Schaumburg is committed to recognizing the contributions of residents who demonstrate exceptional leadership, volunteerism, and service to others, including efforts that improve the lives of individuals affected by rare diseases; and

WHEREAS, Schaumburg resident and Village of Schaumburg Youth Volunteer of the Year, Michael-Christopher Suman, founded Detailing for MCAS to educate communities, support patients and families, and inspire volunteer service in response to his mother's experience living with Mast Cell Activation Syndrome; and

WHEREAS, through the efforts of Detailing for MCAS, thousands of volunteers have participated in educational initiatives, community service projects, and fundraising efforts that promote awareness and support for individuals and families affected by rare diseases; and

WHEREAS, recognizing October 1, 2026, as Mast Cell Activation Syndrome Awareness Day provides an opportunity for residents of the Village of Schaumburg to learn about MCAS, support those affected, and reaffirm the Village's commitment to community service, compassion, and public awareness;

NOW, THEREFORE, I, Tom Dailly, Village President of the Village of Schaumburg, do hereby proclaim October 1, 2026 as,

Mast Cell Activation Syndrome (MCAS) Awareness 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 on this 25th day of August 2026.

Tom Dailly

Tom Dailly
Village President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve Alternative 2 (off-street path) as the Proposed Design Configuration for the Weathersfield Way Resurfacing Project
08/25/26
Village Board

Presenter: Ogar Somo, Senior Civil Engineer
Lead Department: Engineering and Public Works

Executive Summary:

Background
In September 2025, the Village Board approved a Professional Services Agreement with Strand Associates, Inc. for Phase I Preliminary Design and Phase II Final Design for the Weathersfield Way Resurfacing Project. The Village has secured approximately $3 million in Federal Surface Transportation Program (STP) funding for Phase III Construction Administration and Construction, which is currently programmed for 2027.

In August 2016, the Village Board adopted a preferred approach for Village staff to implement when Federal STP funds are utilized on Village projects. The approach involves eliminating bike lanes within the roadway and constructing an off-street multi-use path. The preferred approach preserves the on-street parking valued by residents, maintains the existing roadway width without the need for additional pavement, and provides a dedicated bicycle facility. In addition, roadways located within residential neighborhoods and near schools and parks have less experienced users, who are typically more comfortable using an off-street path rather than an on-street bike lane.

An existing shared-use path is located along the north side of Weathersfield Way from Barrington Road to 2326 Weathersfield Way. The proposed project will extend the shared-use path east to Springinsguth Road, continuing the Village's long-term vision of providing a continuous bicycle and pedestrian connection along Weathersfield Way from Barrington Road to Plum Grove Road. This project represents another segment of that corridor, building on previous improvements completed in recent years between Braintree Drive and Salem Drive. Future projects will continue to advance the goal of a continuous shared-use path along the entire corridor.

Proposed Improvements
Weathersfield Way is classified as a residential collector roadway with a total length of approximately 1.35 miles, between Barrington Road and Springingsguth Road. This section of Weathersfield Way features a two-lane pavement cross-section, comprised of one driving lane and a shared bike lane in each direction. Concrete sidewalks are located on each side of the roadway for the length of Weathersfield Way.

The proposed project will include the following improvements:
- Milling and resurfacing the existing hot mix asphalt pavement surface course of Weathersfield Way between Barrington Road to Springinsguth Road
- Removal and replacement of deteriorated driveway aprons, curb and gutters, and sidewalks in

subpar condition
- Removal of the existing concrete sidewalk on the north side of the roadway and replacement with 8’ wide multi-use concrete path
- Replacement of watermain from Whittier Lane to Springinsguth Road
- Replacement of selected storm sewer pipes and drainage structures

The proposed improvements follow the Village’s preferred approach and are consistent with similar, recent or ongoing residential collector roadway projects, including Braintree Drive and Salem Drive.

On May 25, 2026, Strand, along with Village staff, including the Village Forester, walked the corridor to identify potential impacts to trees. The preliminary design anticipates the removal of approximately thirty-eight (38) of the 130 existing Village-owned parkway trees on the north side of the corridor due to conflicts with the proposed shared-use path improvements. An additional ten (10) parkway trees on the north side are recommended for removal by the Village Forester because of their poor overall health. On the south side of the corridor, five (5) of the 106 existing Village-owned parkway trees are anticipated to be removed due to watermain and storm sewer improvements. In addition, one (1) parkway tree is recommended for removal by the Village Forester because of its poor overall health.

The Village’s goal is to replace removed parkway trees at a 1:1 ratio where feasible. During Phase II Final Design, staff and Strand Associates will continue evaluating opportunities to minimize tree removals while maintaining the project’s design objectives.

Public Information Meeting
A Public Information Meeting was held on June 2, 2026, to present the proposed improvements and gather community feedback. Notification letters were mailed to 122 property owners located along or adjacent to the project corridor. In addition, a project website was created to provide project information and allow residents to submit comments electronically.

The meeting included 30 residents representing 20 properties in attendance. The primary concerns expressed by residents related to the removal of trees associated with construction and the proposed multi-use path on the north side of the corridor.

The Village received six public comments at the meeting addressing topics including:

- Potential parking opportunities near Pembroke Park
- Additional tree plantings near Derda Park
- Drainage and flooding concerns at the intersection of Weathersfield Way and Whittier Lane
- Bicycle, e-bike, and scooter operations along the corridor
- Speeding concerns near the intersection of Weathersfield Way and Springinsguth Road

Staff will continue evaluating public comments and incorporate feasible improvements during Phase II Final Design.

As part of the Phase I engineering process, multiple corridor design alternatives were evaluated to accommodate vehicular traffic, pedestrians, and bicyclists within the existing right-of-way. Alternatives included maintaining the existing on-street bicycle lanes, implementing an off-road shared-use path, and reconfiguring the existing pavement to accommodate on-street bicycle lanes with parking using travel lane widths between the minimum and desirable. Each alternative was evaluated based on safety, operations, impacts to residents and infrastructure, cost, and consistency with current design guidance and federal funding requirements. Based on this evaluation, the off-road shared-use path (Alternative 2)

was identified as the recommended alternative. A detailed technical memorandum summarizing the alternatives analysis and supporting evaluation is attached for reference.

Next Steps

Upon completion of Phase I Preliminary Design, staff will submit a Project Development Report (PDR) to the Illinois Department of Transportation (IDOT) for design approval and then advance the project to Phase II Final Design. Staff recommends proceeding with the proposed improvements as part of Phase I Preliminary Design for the Weathersfield Way Project.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board Approve Alternative 2 (off-street path) as the Proposed Design Configuration for the Weathersfield Way Resurfacing Project.

ATTACHMENTS:

- 2016 Preferred Approach AIS
- Technical Memorandum
- Tree Exhibit
- Flyer
- Display Boards
- Map
- Public Comment Summary

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Adopt the Preferred Approach for Federal Aid Routes with Existing Bike Lanes and On-Street Parking
8/23/2016
Village Board Meeting

Presenter: Karyn Robles, Director of Transportation
Lead Department: Engineering and Public Works

Executive Summary:

The current bicycle network in the Village of Schaumburg includes over 90 miles of on-street bicycle lanes and off-street multi-use paths. The network includes many miles of bike lanes which have been installed on roadways where on-street parking is permitted. While allowing for bike lanes and parking to occur concurrently has not been problematic in Schaumburg, the Illinois Department of Transportation and the Federal Highway Administration have informed the village that this practice will no longer be allowed for projects using federal funds for resurfacing or reconstructing the roadway.

In order to maintain the village's nationally recognized bicycle network, staff is recommending that roadway projects eligible for federal funding utilize a new cross section that includes two 11' travel lanes, two 8' on-street parking lanes, one 5' sidewalk and one 8-10' multi-use path. This approach preserves the on-street parking valued by residents, maintains the existing roadway width without the need for additional pavement, and provides a dedicated bicycle facility.

Staff is recommending that the Engineering and Public Works Committee recommend that the Village Board adopt the preferred approach for use on federal aid routes with existing bike lanes and on-street parking.

Recommended Action:

The Village Manager recommends that the Engineering and Public Works Committee recommend that the Village Board adopt the Preferred Approach for Federal Aid Roadways with Existing Bike Lanes and On-Street Parking.

ATTACHMENTS:

Description	Type
Preferred Alternate for Federal Aid Routes memo	Cover Memo
Perferred Alternate Typical Section	Exhibit
FAU Routes with Existing Bike Lanes map	Exhibit
Bike Lane and FAU Routes map	Exhibit

VILLAGE OF SCHAUMBURG **MEMORANDUM**

Date: August 18, 2016

To: Village Manager

From: Karyn Robles, Director of Transportation

Subject: Recommend Adoption of the Preferred Approach for Federal Aid Routes with Existing Bike Lanes and On-Street Parking

For: Engineering and Public Works Committee

Introduction

The current bicycle network in the Village of Schaumburg includes over 90 miles of on-street bicycle lanes and off-street multi-use paths. The network includes many miles of bike lanes which have been installed on roadways where on-street parking is permitted. While allowing for bike lanes and parking to occur concurrently has not been problematic in Schaumburg, it is not a permissible practice according to the American Association of State and Highway Transportation Officials (AASHTO) guidelines for bicycle facilities.

Discussion

The Village has a policy of applying for federal funds to complete street resurfacing and reconstruction work on any eligible federal aid roadways. When a project is funded with the use of state or federal funds, all Federal Highway Administration (FHWA), AASHTO and Illinois Department of Transportation (IDOT) requirements must be met for all aspects of the project. Currently, the Village is working on two federally funded roadway projects that include bike lanes and on-street parking, Walnut Lane between Weathersfield Way and Schaumburg Road and Weathersfield Way between Braintree Drive and Salem Road. A map of the additional impacted federal aid roadways is attached.

- Braintree Drive between Wise Road and Bode Road
- Knollwood Drive between Bode Road and Pennview Lane
- Salem Drive between Westfield Ln and Golf Road
- Summit Drive between Wise Road and Schaumburg Road
- Walnut Lane between Weathersfield Way and Golf Road
- Weathersfield Way between Russelwood Court and Plum Grove Road

Preferred Approach

In order to maintain the extensive bicycle network that is recognized by the League of American Bicyclists, the Village has worked with consultants to develop a recommended solution that provides a multi-use path, maintains on-street parking and is compliant with all federal

regulations. As proposed, the preferred typical section for the federal aid routes identified above would include two 11' travel lanes, two 8' on-street parking lanes, one 5' sidewalk and one 8-10' multi-use path. Staff is proposing that the multi-use path would be constructed out of concrete and would be 8' in width adjacent to residential properties and widened to a maximum of 10' when adjacent to parks and schools, where feasible. An exhibit outlining the typical roadway section and an aerial overlay is attached.

Staff is recommending this roadway layout for use on federal aid routes for several reasons. The preferred approach preserves the on-street parking valued by residents, it maintains the existing roadway width without the need for additional pavement, and the preferred approach provides a dedicated bicycle facility. Additionally, the majority of these roadways are located within residential neighborhoods and near schools and parks where less experienced bicyclists are typically more comfortable using an off-street path than an on-street bike lane.

Feasibility
In order to determine the feasibility of constructing the proposed cross-section staff did a preliminary evaluation of the impacted roadway segments. While further engineering will be required on all of these roadway segments, staff was able to determine that all but one segment would be able to accommodate the multi-use path with minimal impacts to trees, street lights and other obstructions. Salem Drive between Schaumburg Road and the Village of Schaumburg corporate limits to the north has the narrowest right-of-way of any of the impacted roadways at 66'. This section of roadway would likely need to deviate from the preferred approach based on the limited right-of-way but staff believes that a more detailed engineering review would identify alternatives to maintain street parking and a bicycle facility, potentially through the use of two 6' paths instead of a single 8' path. All other identified roadways have right-of-ways wide enough to accommodate the preferred approach.

Staff also evaluated the financial impacts of constructing the preferred approach roadway section. The only increase in project costs would be the cost to construct the 8-10' concrete multiuse path. Construction of a multi-use path is eligible for 80% federal funding and so, based on an evaluation of the construction cost estimate for Weathersfield Way between Braintree Drive and Salem Drive, the total increase in costs to the village would be approximately 30% or an additional $35,000. While the preferred approach represents an increase to the project cost and the village's local share, it is still preferred over the loss of $600,000 in federal funds should the village chose to maintain the existing roadway bike lanes and on-street parking by paying for the roadway resurfacing with local funds.

Given the regulations being enforced by IDOT and the FHWA, staff recommends that the Engineering and Public Works Committee recommend that the Village Board adopt the preferred approach for use on federal aid routes with existing bike lanes and on-street parking.

Recommendation

The Village Manager recommends that the Engineering and Public Works Committee recommend that the Village Board adopt the Preferred Approach for Federal Aid Roadways with Existing Bike Lanes and On-Street Parking.

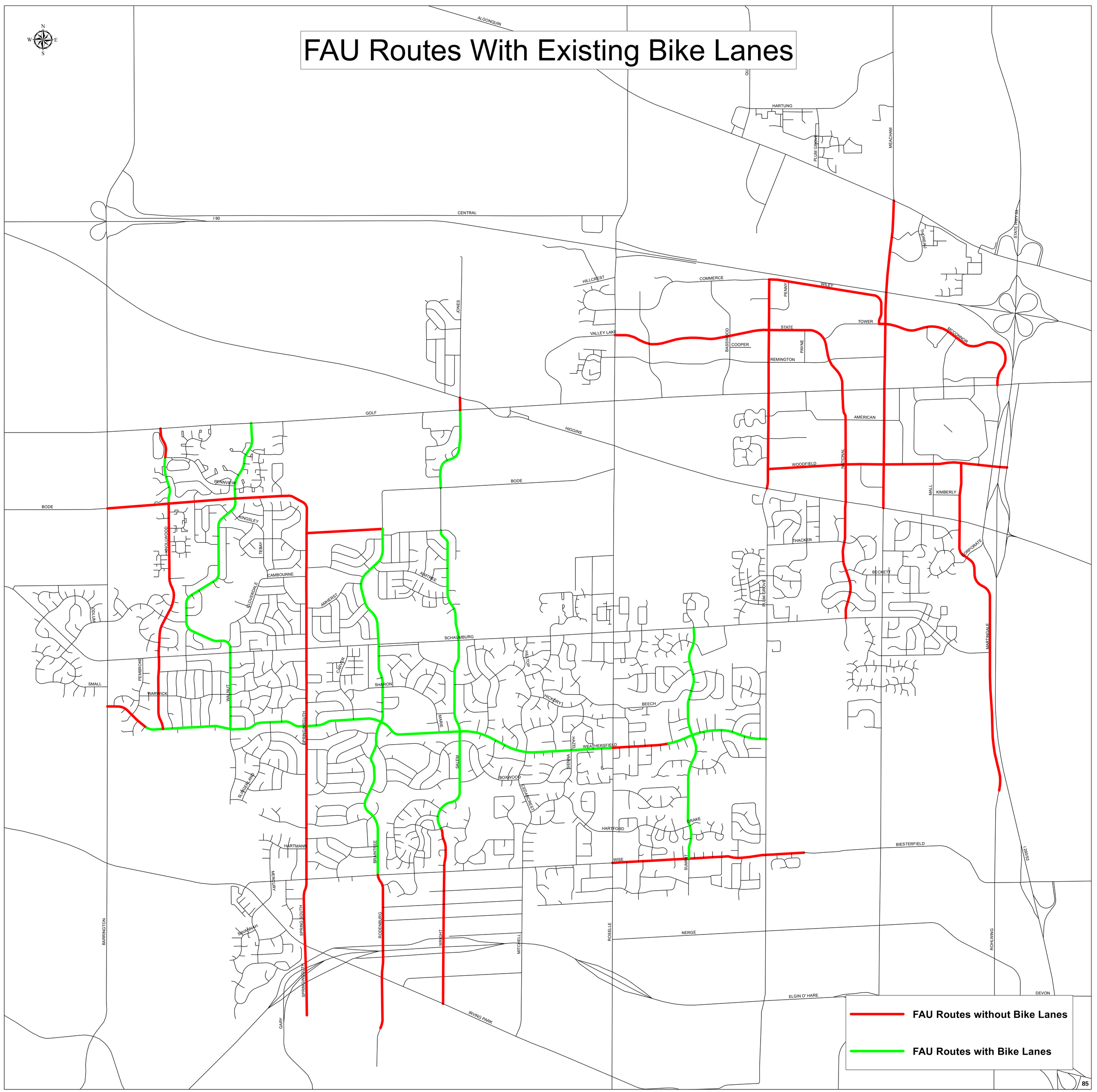
FAU Routes and the Schaumburg Bike Network

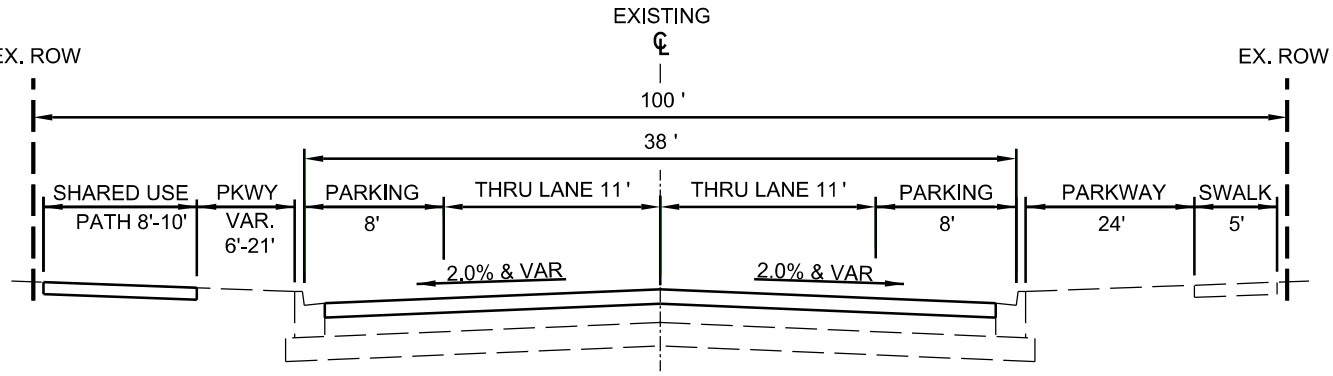
N
W E
S

ALGONQUIN
CENTRAL
I 90
HARTUNG
PLUM GROVE
MEACHAM
QUENTIN
THOREAU
STATE HWY 53
HILLCREST
COMMERCE
WILEY
PENNY
JONES
VALLEY LAKE
BASSWOOD
COOPER
STATE
TOWER
PAYNE
REMINGTON
MCCONNOR
GOLF
HIGGINS
AMERICAN
WOODFIELD
NATIONAL
MALL
KIMBERLY
BODE
PENNVIEW
KINGSLEY
KINGSWOOD
TEBAY
CAMBOURNE
COLCHESTER
AMTREE
AMHERST
THACKER
BECKETT
CORPORATE
MARTINGALE
GOLLUM
SCHAUMBURG
PEMBROKE
SMALL
WARWICK
WALNUT
CARVER
SHARON
SALEM
HILLTOP
HICKORY
BEECH
SPRINGINSGUTH
WAHLE
HAZEL
WEATHERSFIELD
SIENNA
SLINGERLAND
BOXWOOD
CEDARCREST
DRAKE
HARTFORD
HARTMANN
BRAINTREE
BIESTERFIELD
WISE
SUMMIT
MERCURY
SAVANNAH
SPRINGSOUTH
RODENBURG
WRIGHT
MITCHELL
ROSELLE
NERGE
ELGIN O' HARE
IRVING PARK
BARRINGTON
GARY
DEVON

Bike Lanes
Bike Paths
FAU Routes
Schools
Parks

FAU Routes With Existing Bike Lanes

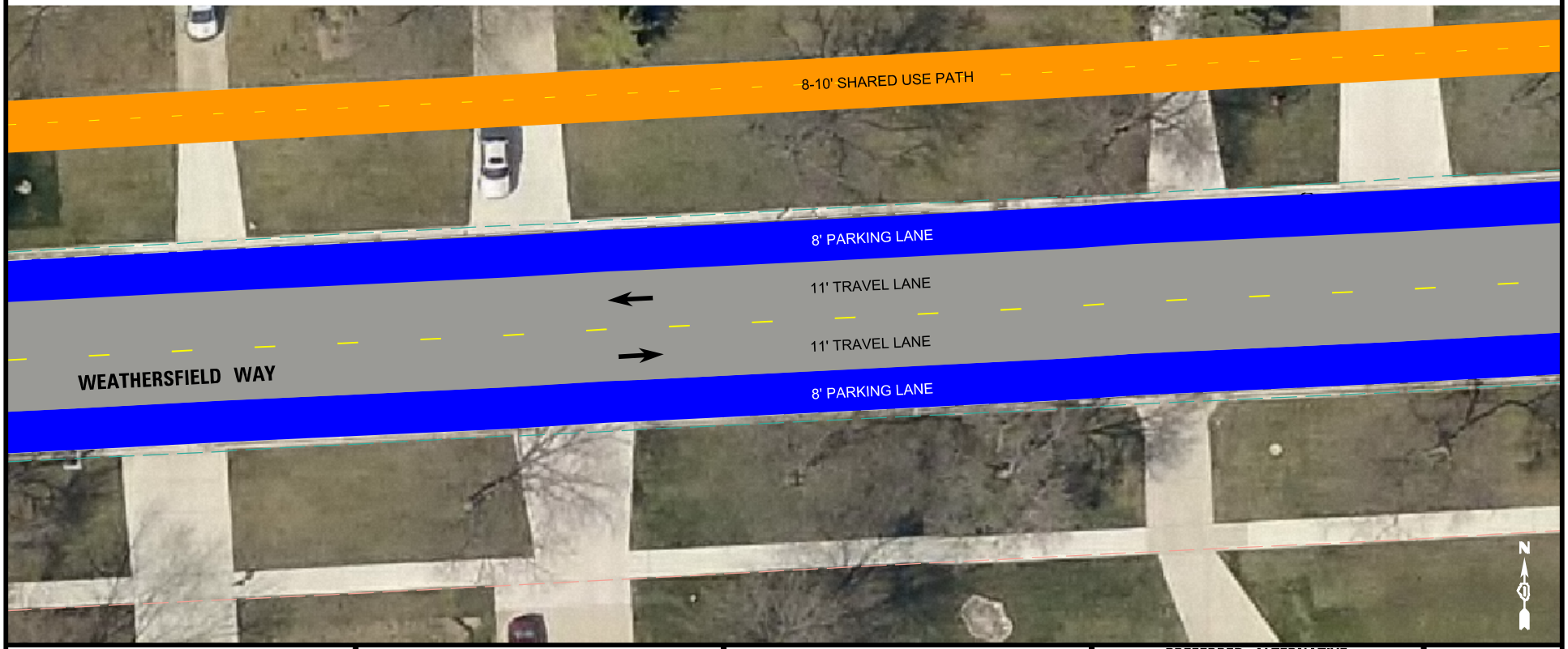




PREFERRED ALTERNATIVE TYPICAL SECTION

WEATHERSFIELD WAY

PARKING ON EACH SIDE WITH OFF-STREET SHARED USE PATH



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suite 200
aurora, Illinois 60504
phone: 855-533-1700

VILLAGE OF SCHAUMBURG

WEATHERSFIELD WAY RESURFACING

PREFERRED ALTERNATIVE
TYPICAL SECTION AND AERIAL EXHIBIT
PARKING ON EACH SIDE WITH
OFF-STREET SHARED USE PATH

DRAWING NO.

STRAND ASSOCIATES®
Excellence in Engineering℠

Strand Associates, Inc.®
1170 South Houbolt Road
Joliet, IL 60431
(P) 815.744.4200
www.strand.com

July 27, 2026

Mr. Ogar Somo, P.E., CFM, Senior Civil Engineer
Village of Schaumburg
714 South Plum Grove Road
Schaumburg, IL 60193-1899

Re: Weathersfield Way (Barrington Road to Springinsguth Road) Alternatives Analysis
Section 25-00154-00-RS
Village of Schaumburg, Illinois (Village)

Dear Mr. Somo:

Background Information

The purpose of this letter is to summarize the alternatives analysis for the Weathersfield Way Resurfacing Project completed as part of the Phase I design. The proposed improvements include hot-mix asphalt resurfacing, roadway patching, curb and gutter and sidewalk replacement, bicycle accommodations, and water main and storm sewer replacement. A summary of the analysis is provided in the following.

Weathersfield Way is classified as a minor collector extending approximately 1.4 miles between Barrington and Springinsguth Roads. The corridor operates with a posted speed limit of 25 miles per hour and carries approximately 3,900 vehicles per day. The existing roadway consists of a 37-foot-wide (edge-to-edge) pavement section with two travel lanes, striped on-road bicycle accommodations, sidewalks on both sides of the roadway, with a shared-use path on the north side of the roadway from Barrington Road to 2326 West Weathersfield Way. On-street parking is not allowed directly adjacent to the parks and in select locations.

On October 14 and 15, 2025, 6-hour traffic counts were performed at the intersection of Weathersfield Way and Walnut Drive. The combined 12-hour counts yielded pedestrian and bicyclist corridor use of 93 and 32, respectively.

Land use along the corridor is predominately residential. Campanelli Elementary School (School District 54) is also located along the corridor and represents a major stakeholder, generating regular pedestrian, bicycle activity. As such, the corridor must be evaluated to safely accommodate multimodal users of all types, including vehicles, pedestrians, bicyclists, and school-related traffic.

Pavement conditions along the corridor have deteriorated and require resurfacing. According to the Village, the weighted average Pavement Condition Index for the entire corridor is 63 out of 100. In addition to addressing pavement conditions, the Phase I design effort evaluated opportunities to improve safety by organizing and, where appropriate, separating users in a manner consistent with current design standards and anticipated corridor use. The Project Development Report (PDR) prepared as part of this project identifies the project purpose as improving the pavement conditions and improving safety and connectivity for pedestrians and bicyclists along the corridor.

Corridor Design Alternatives

Because the project is anticipated to use federal Surface Transportation Program (STP) funding for construction, the design must conform to current Illinois Department of Transportation (IDOT) Bureau of Local Roads and Streets (BLRS) design standards and guidance. As part of the Phase I engineering process, multiple corridor alternatives were evaluated to determine how best to accommodate vehicles, pedestrians, bicyclists, on-street parking, and school-related traffic within the existing right-of-way. IDOT BLRS guidance differentiates between minimum allowable design criteria and preferred design practices. Minimum criteria represent the lowest acceptable design values, while preferred design values reflect best practices intended to improve safety, comfort, and long-term performance. While federally funded alternatives must satisfy applicable design requirements, reliance solely on minimum criteria can result in operational tradeoffs and may require additional justification during project review.

Alternative 1–Maintain Existing Cross Section

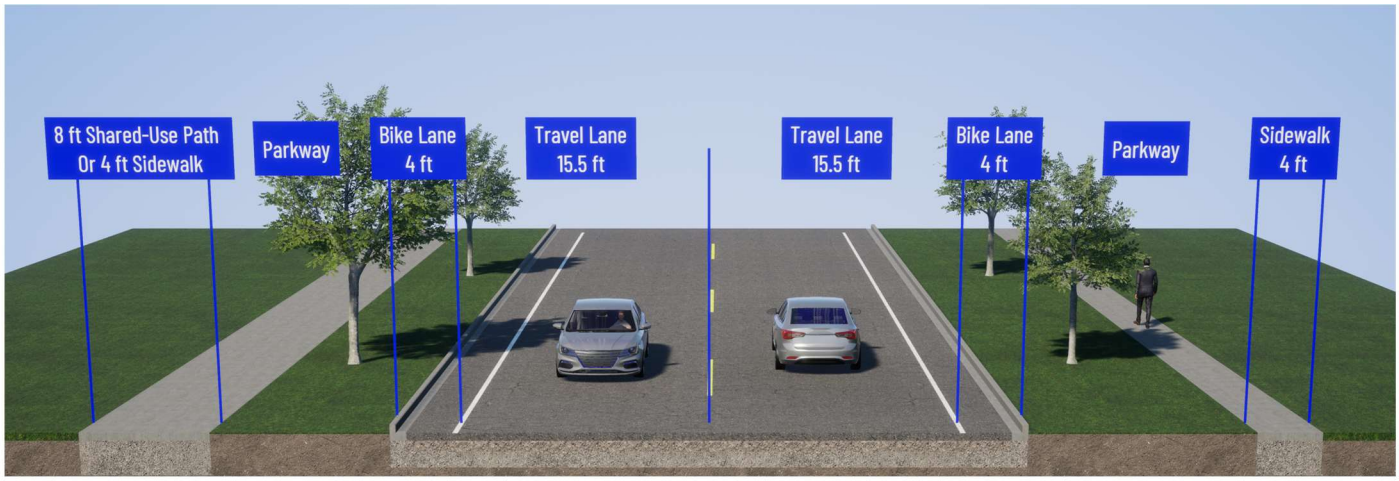


Figure 1 Alternative 1 Existing Typical Section

Under this alternative as seen in Figure 1, the roadway would be resurfaced and restriped to match the existing configuration. Bicyclists would continue to use the existing striped on-road bicycle lanes, and sidewalks would remain unchanged. The current roadway cross section generally consists of two approximately 15.5-foot travel lanes and 4-foot striped bicycle lanes on each side of the roadway.

This alternative would allow the existing roadway configuration to be re-established with minimal impacts to adjacent properties, utilities, parkway trees, and roadway operations. On-street parking would continue to function as it does today and support adjacent resident parking.

However, the existing configuration does not satisfy current IDOT BLRS guidance for bicycle accommodations. The existing bicycle lanes are approximately 4 feet wide, which is below current guidance, and the continued presence of on-street parking does not provide a continuous and unobstructed bicycle facility. As a result, this alternative would not be eligible for approval as part of a federally funded project. To implement this alternative, the Village would need to forgo the programmed federal STP funding (for construction and construction engineering) and advance the project as a locally

funded and locally let improvement. While technically feasible, this approach would knowingly retain roadway elements that do not conform to current design guidance.

Alternative 1A–Widen On-Street Bicycle Lanes and 13.5-Foot Travel Lanes

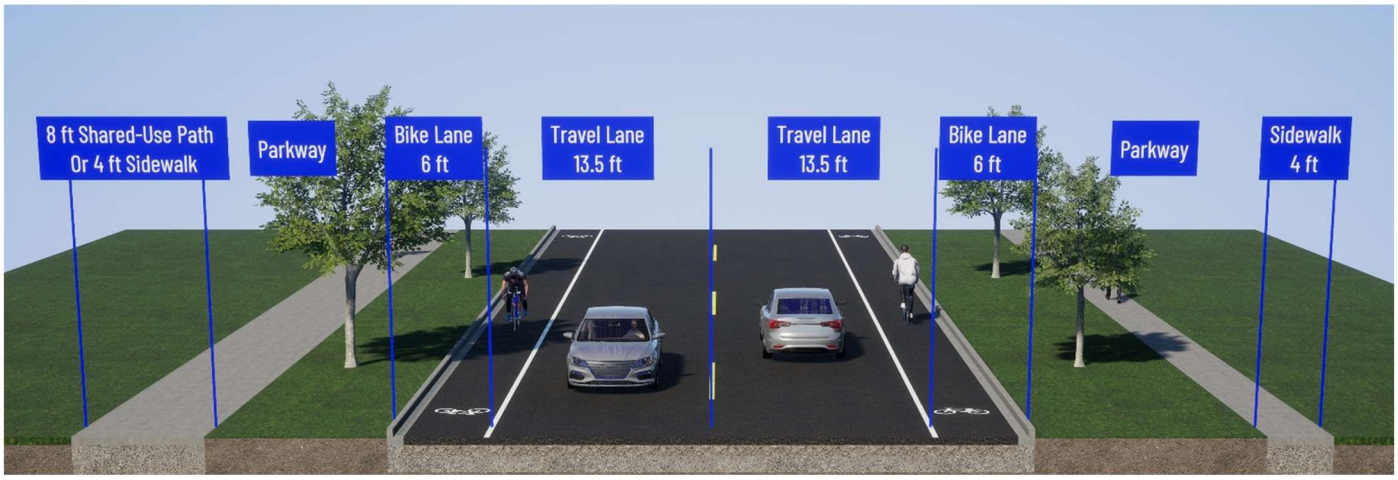


Figure 2 Alternative 1A Typical Section

Under this alternative as seen in Figure 2, the roadway would be resurfaced and restriped to provide on-street bicycle accommodations consistent with current design guidance while maintaining the existing pavement width. The cross section would be reconfigured to provide 6-foot bicycle lanes and 13.5-foot travel lanes, bringing the roadway into conformance with current IDOT BLRS preferred guidance for bicycle and travel lane widths. Pavement markings and striping would be designed to clearly identify the bicycle facility, providing visual separation between bicyclists and vehicular traffic while discouraging unauthorized parking within the bicycle facility.

Maintaining on-street bicycle lanes also keeps bicycle and pedestrian facilities separated, allowing pedestrians to not face new conflicts. Increasing the existing bicycle lane width to meet IDOT BLRS preferred guidance ideally provides increased comfort to cyclists, as well as a traffic calming effect due to decreasing travel lane widths from 15.5 feet to 13.5 feet.

This alternative would allow the project to remain eligible for federal funding and proceed through the standard IDOT review and approval process. It would also preserve the existing parkway footprint and avoid impacts associated with pathway widening, utility conflicts, tree removal, and driveway apron reconstruction. However, implementation of this alternative would require the Village to always prohibit on-street parking along the entire corridor to maintain a continuous and unobstructed bicycle facility. Parked vehicles are not permitted within designated bicycle lanes under current design guidance, and the available pavement width does not allow both compliant lanes and two on-street parking lanes to coexist.

Eliminating on-street parking would create new challenges for residents and corridor users. Many residences would be required to seek parking on side streets located a considerable distance from their homes. While this alternative is feasible from a design and funding standpoint, it would introduce operational and accessibility challenges for residents and visitors that do not exist today.

Alternative 2–Off-Road Shared-Use Path

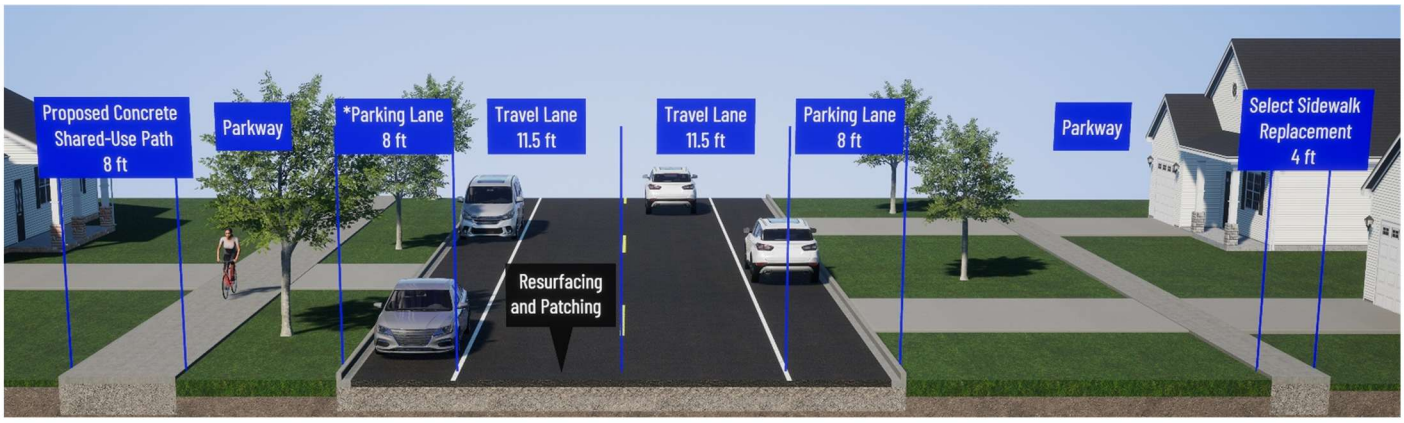


Figure 3 Alternative 2 Typical Section

In Figure 3, Alternative 2 provides an off-road shared-use path by replacing the sidewalk on one side of the roadway with an 8-foot shared-use path while maintaining a sidewalk on the opposite side. Additionally, the roadway would be resurfaced and restriped to provide an 8-foot parking lane along both eastbound and westbound Weathersfield Way where existing on-street parking is permitted.

Both sides of the roadway were evaluated for placement of the shared-use path. The north side of the corridor was ultimately identified as the preferred location based on continuity with the existing shared-use path from Barrington Road to 2326 West Weathersfield Way and connectivity to pedestrian destinations within the corridor, including Pembroke Park, Derda Park, and Campanelli Elementary School. The path on the north side also offers continuity further east along Weathersfield Way outside of the project limits. Additionally, this alternative intersects fewer residential entrance crossings, requiring less residential driveway apron removal and replacement. This also creates fewer conflict points with pedestrians and bicyclists.

This alternative is consistent with the Village's implementation on similar residential collector corridors, including Salem Drive, Braintree Drive, Walnut Lane, and multiple sections of Weathersfield Way east of this project. Alternative 2 provides the Village with similar cross-sectional elements to other residential corridors, including on-street parking where feasible, an off-road path in place of one sidewalk, and improved connectivity for bicyclists and pedestrians.

As Alternative 2 expands the pedestrian and bicycle facility by replacing an existing sidewalk with a wider shared-use path, this creates impacts to the existing parkway and associated parkway trees. The proposed 8-foot shared-use path decreases the existing parkway width by approximately 3 to 4 feet throughout the north side of the corridor. On May 15, 2026, representatives of Strand Associates, Inc.® (Strand) and the Village walked the corridor to identify potential tree impacts. The Village's arborists identified trees to be removed because of the shared-use path construction or because of the condition of the tree. It is estimated that 48 trees will need to be removed for shared-use path construction. Additional trees on the south side are identified for removal for the water main and storm sewer improvements regardless of the alternative selected.

Construction of the shared-use path would also require reconstruction of driveway aprons along the north side of the roadway where the pathway is constructed. The increase in pathway width will require aprons to be shortened and the longitudinal slopes increased but still in an acceptable range. The reconstructed driveway crossings would be designed to

meet current IDOT accessibility and cross-slope requirements, creating a more consistent and accessible facility for pedestrians and bicyclists.

While these impacts represent a tradeoff associated with providing a separated bicycle facility, they are less substantial than the potential impacts associated with shared-use path installation along the south side of Weathersfield Way and separate bicyclists from on-street vehicles. During Phase II design, opportunities to minimize parkway and tree impacts while maintaining the project objectives would continue to be evaluated.

Alternative 3–On-Street Bicycle Lanes with Parking

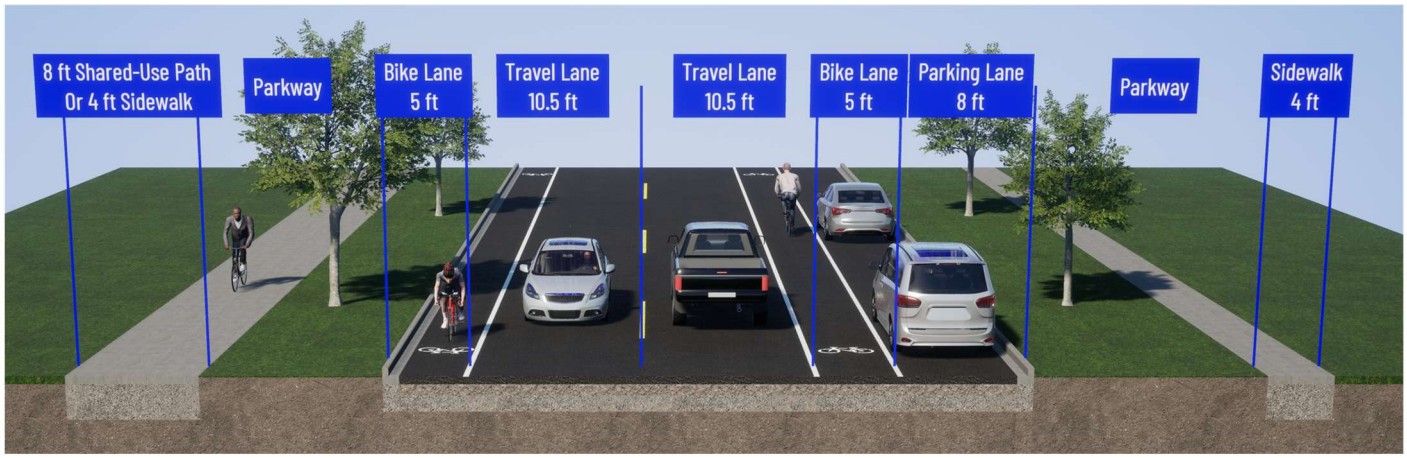


Figure 4 Alternative 3 Typical Section

Under Alternative 3, the roadway would be resurfaced and restriped to provide on-street bicycle accommodation, two-travel lanes, and on-street parking in the eastbound direction consistent with current design guidance, as seen in Figure 4. The on-street parking would be in the eastbound direction in order to maximize parking spaces for the corridor. Eastbound parking would be allowed where existing on-street parking is allowed. The cross section would be reconfigured to provide two 10.5-foot travel lanes, one 8-foot parking lane, and two 6-foot bicycle lanes.

With bicycle lane widths of 5 feet, this concept also relies on travel lane widths between the minimum and desirable. IDOT criteria identify 10 feet as the minimum and 11 feet as the desired travel lane width for 3R (Resurfacing, Restoration, and Rehabilitation) projects. The reduced lane widths, combined with on-street parking and adjacent bicycle lanes, increase the potential for operational conflicts, including vehicle encroachment concerns. As a result, this alternative is feasible from a standards perspective but does not provide the same level of comfort and operational flexibility as alternatives using preferred design dimensions

Funding Considerations by Alternative

The current funding plan is based on the project proceeding as programmed with the off-road shared-use path alternative, which aligns with the resurfacing scope and supports the Village's STP funding participation.

Alternative 1 would maintain the existing roadway cross section. However, because the existing bicycle lane configuration does not meet current IDOT BLRS guidance, this alternative would not be eligible for federal participation and would

require the Village to forgo the programmed STP funding. Under this scenario, the Village would be responsible for funding the full construction and construction engineering cost of the project. While the alternative minimizes project impacts and maintains existing parking operations, it knowingly retains roadway elements that do not conform to current design guidance and would require advancement as a locally funded and locally let project.

Alternative 1A would maintain on-street bicycle accommodations, while modifying the pavement markings to achieve compliance with current IDOT BLRS requirements. This alternative would allow the project to remain eligible for the programmed STP funding and proceed through the standard IDOT review process. However, parking would need to be prohibited throughout the corridor to allow continuity through the bicycle facility. While this alternative preserves federal funding participation, it introduces operational impacts to adjacent residents and Campanelli Elementary School and may require additional local action to amend existing parking regulations.

Alternative 2 would maintain the programmed scope and support full STP funding participation, representing the lowest risk option from a funding, approval, and scheduling standpoint. The project has been developed based on this alternative, and it is consistent with the assumptions used to secure federal funding. While the alternative maintains low risk for funding, approval, and scheduling, it introduces impacts to the existing parkway, trees, and residential driveways.

Alternative 3 would likely remain within the current programmed budget; however, it represents a departure from the project concept that was originally evaluated and programmed for STP funding. Because the revised concept relies on minimum design criteria and differs from the programmed alternative, additional coordination with funding partners may be necessary to confirm consistency with the original funding application and project objectives. While funding levels may remain similar, this alternative introduces additional funding, review, and programming uncertainty compared to the currently programmed alternative.

While each alternative can be evaluated from an engineering perspective, the resulting funding implications vary significantly. The project currently has an Opinion of Probable Construction Cost (OPCC) of $5.2 million. Through the STP, the Village has secured federal funding participation for construction at a 75 percent Federal and 25 percent Local cost share. Based on the current OPCC, the Village's anticipated construction cost responsibility is approximately $2.5 million, which includes the required local match and construction costs exceeding the federal funding cap. Alternatives that differ from the currently programmed off-road shared-use path may affect federal funding eligibility, local cost participation, project programming assumptions, and overall schedule. The table below summarizes the order-of-magnitude construction costs, anticipated funding participation, and potential financial impacts associated with each alternative. The construction costs include approximately $1.6 million in water main and service improvements.

Cross-Section Comparison Table

Alternative	OPCC	Federal STP Funding Eligibility	Village Funding Responsibility
1–Retain Existing Cross-Section	$3.3 to $3.7 Million	No – Existing bicycle lane widths do not meet current IDOT guidance.	$3.7 to $4.1 Million*
1A–IDOT-Compliant On-Street Bicycle Lanes (No Parking)	$3.3 to $3.7 Million	Yes	$2.1 to $2.2 Million
2–Off-Road Shared-Use Path (Preferred)	$5.2 Million	Yes	$2.5 Million
3–On-Street Bicycle Lanes with Parking	$3.3 to $3.7 Million	Likely Yes	$2.1 to $2.2 Million

Note: *Because Alternative 1 is not eligible for federal participation, the Village would forfeit approximately $3 million in federal funding assistance, including both the $2.693 million currently programmed for construction and approximately $269,250 for construction engineering. As a result, the Village would become responsible for funding the full cost of construction and construction engineering.

Cross-Section Comparison Table

Design Element	Alternative 1 Existing Configuration	Alternative 1A On-Road / No Parking	Alternative 2 Off-Road Path	Alternative 3 On-Road with Parking
Travel Lanes	15.5' / 15.5'	13.5' / 13.5'	11.5' / 11.5'	10.5' / 10.5'
Bicycle Accommodation	4' / 4' on-road	6' / 6' on-road	Off-road shared-use path	5' / 5' on-road
On-Street Parking	Uncontrolled existing use	No Parking Anytime	8' (both sides)	8' (one side)
Total Width	39'	39'	39'	39'
Parking Conflicts with Bicycles	High	None (no parking allowed)	None (off-road)	Moderate
Meets IDOT Minimum	No	Yes	Yes	Yes

Public Information Meeting

On June 2, 2026, a public information meeting was held at Campanelli Elementary school. Alternative 2 was presented to the public. The comments received were documented and considered as part of the alternative evaluation process. Comments generally focused on the proposed shared-use path, interactions between bicyclists and pedestrians, the presence of e-bicycles and scooters, driveway visibility, and the use of on-street parking within the corridor.

Recommended Alternative

Based on the Phase I evaluation, Alternative 2 is recommended for advancement into Phase II design. This alternative best aligns with the corridor context, provides separation between bicyclists and vehicular traffic, and follows an established approach to similar residential collector corridors within the Village. It also provides continuity with adjacent segments of Weathersfield Way, nearby park and path connections, and further east outside of the project limits. The preferred alternative is also consistent with the project concept in public information materials. Because the project is anticipated to use approximately $3 million in federal STP funding for construction and construction engineering, the project must be advanced in accordance with current IDOT requirements.

Construction timing relative to Campanelli Elementary School is an important project consideration. Working around the school's summer break is critical to minimizing impacts to school operations, students, parents, and nearby residents. Progressing a design alternative that deviates from the preferred off-road shared-use path concept would require additional evaluation, redesign, and coordination, which would place the anticipated 2027 construction season at risk. Campanelli Elementary is identified in the project materials as a key stakeholder, and the schedule sensitivity associated with school operations has been recognized throughout the Phase I design process.

Advancement of Alternative 2 maintains the currently programmed project scope, preserves eligibility for the approximately $3 million in federal funding programmed for construction and construction engineering, minimizes schedule risk, and supports completion of final design in advance of the planned January 2027 letting. Based on the engineering evaluation, funding considerations, and schedule constraints summarized in this memorandum, Alternative 2 represents the most practical and implementable solution for the Weathersfield Way corridor.

Strand looks forward to discussing the results with the Village more in-depth. Please call 815-744-4200 if there are any questions.

Sincerely,

STRAND ASSOCIATES, INC.®



Marc A. Grigas, P.E.

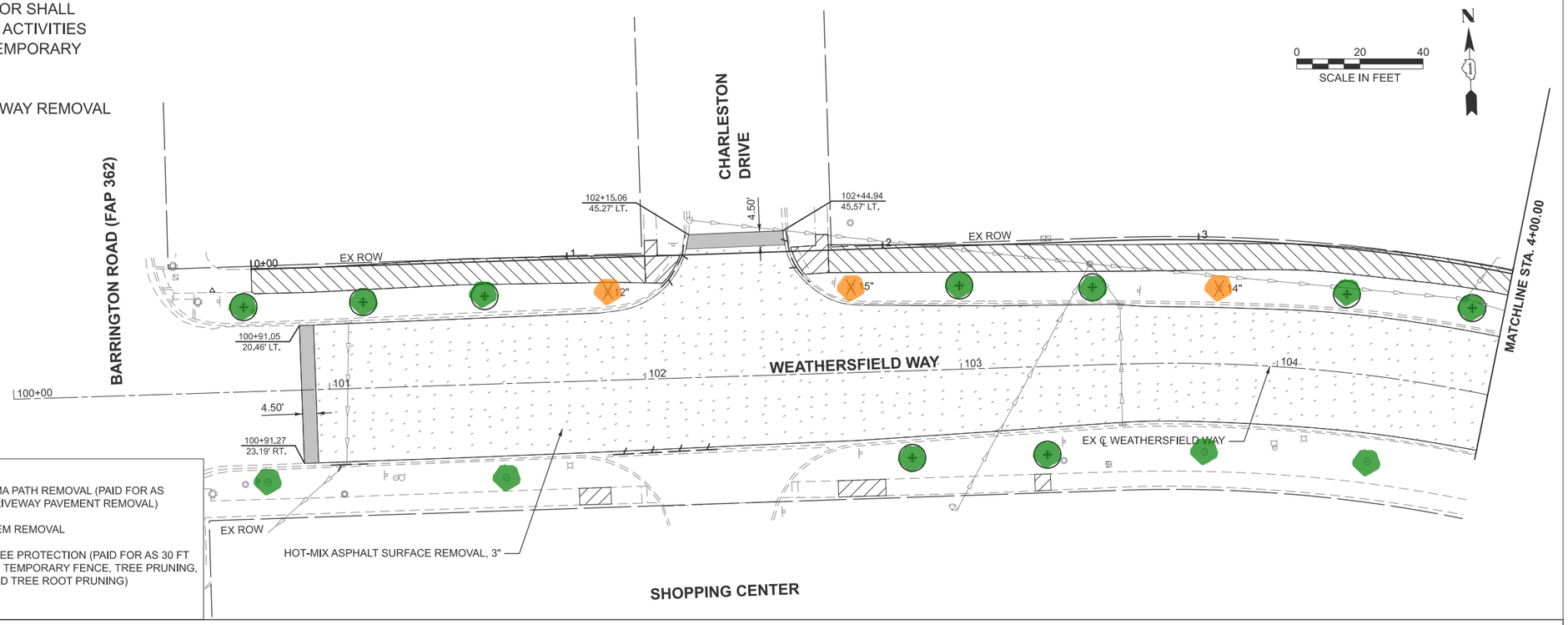
Enclosures

NOTE: THE RESIDENT ENGINEER AND THE CONTRACTOR SHALL PERFORM A FIELD REVIEW PRIOR TO CONSTRUCTION ACTIVITIES OCCURING TO DETERMINE WHICH TREES REQUIRE TEMPORARY FENCING AND TREE TRUNK PROTECTION

FINAL LOCATIONS OF SIDEWALK REMOVAL AND DRIVEWAY REMOVAL SHALL BE DETERMINED BY THE ENGINEER

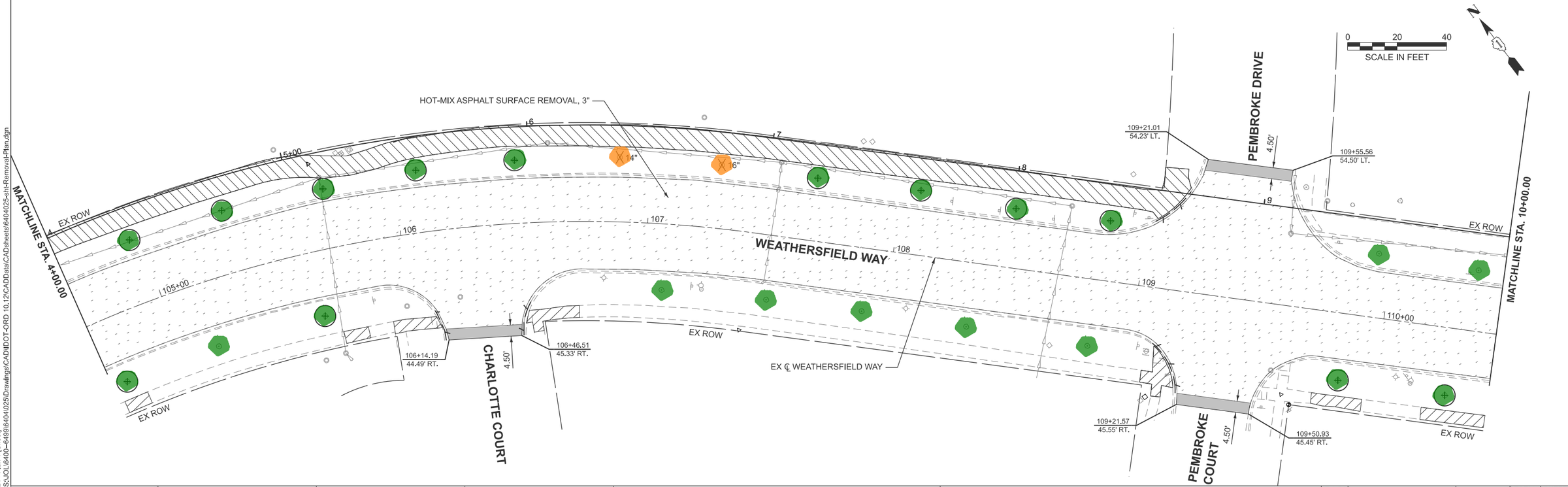
TREE IMPACTS LEGEND

- = Remain
- = Removal (Health)
- = Anticipated Removal (Construction Activities)
- = Potential Impact – Field Review Required



LEGEND

- HMA SURFACE REMOVAL, SEE PLANS FOR DEPTH
- REMOVE AND REPLACE CURB AND GUTTER (SPECIAL)
- DRIVEWAY PAVEMENT REMOVAL
- SIDEWALK REMOVAL
- HMA SURFACE REMOVAL - BUTT JOINT
- HMA PATH REMOVAL (PAID FOR AS DRIVEWAY PAVEMENT REMOVAL)
- ITEM REMOVAL
- TREE PROTECTION (PAID FOR AS 30 FT OF TEMPORARY FENCE, TREE PRUNING, AND TREE ROOT PRUNING)



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1170 SOUTH HOUBOLT ROAD
JOLIET, ILLINOIS 60431
(815) 744-4200

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	DRAWN - HJT	REVISED -	
	CHECKED - MAG	REVISED -	
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STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

WEATHERSFIELD WAY - BARRINGTON ROAD TO SPRINGINSGUTH ROAD
REMOVAL PLAN

SCALE: 1"=20' | SHEET 1 OF 7 SHEETS | STA. 0+00.00 | TO STA. 10+00.00

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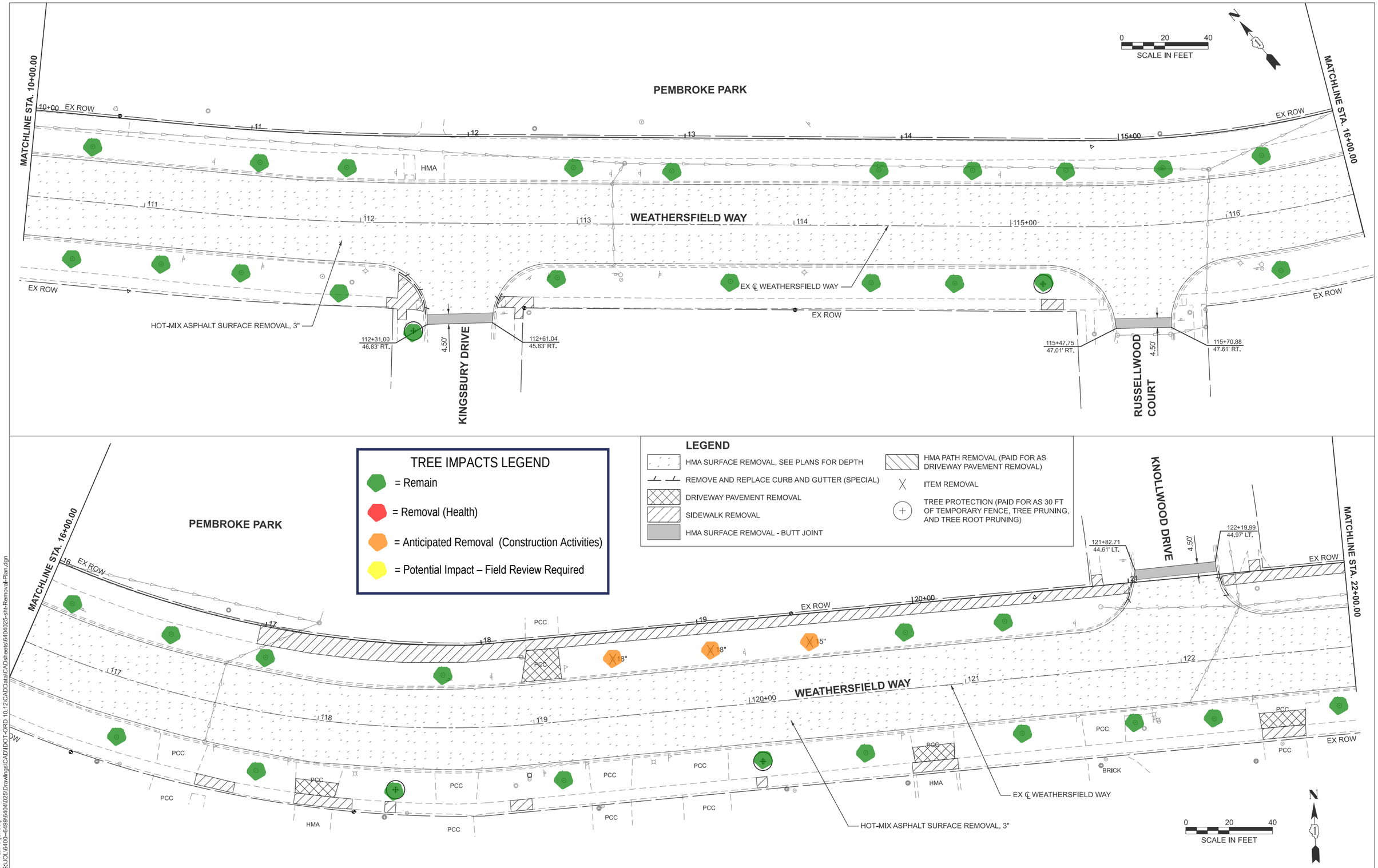

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STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

WEATHERSFIELD WAY - BARRINGTON ROAD TO SPRINGINSGUTH ROAD
REMOVAL PLAN

SCALE: 1"=20' | SHEET 2 OF 7 SHEETS | STA. 10+00.00 | TO STA. 22+00.00

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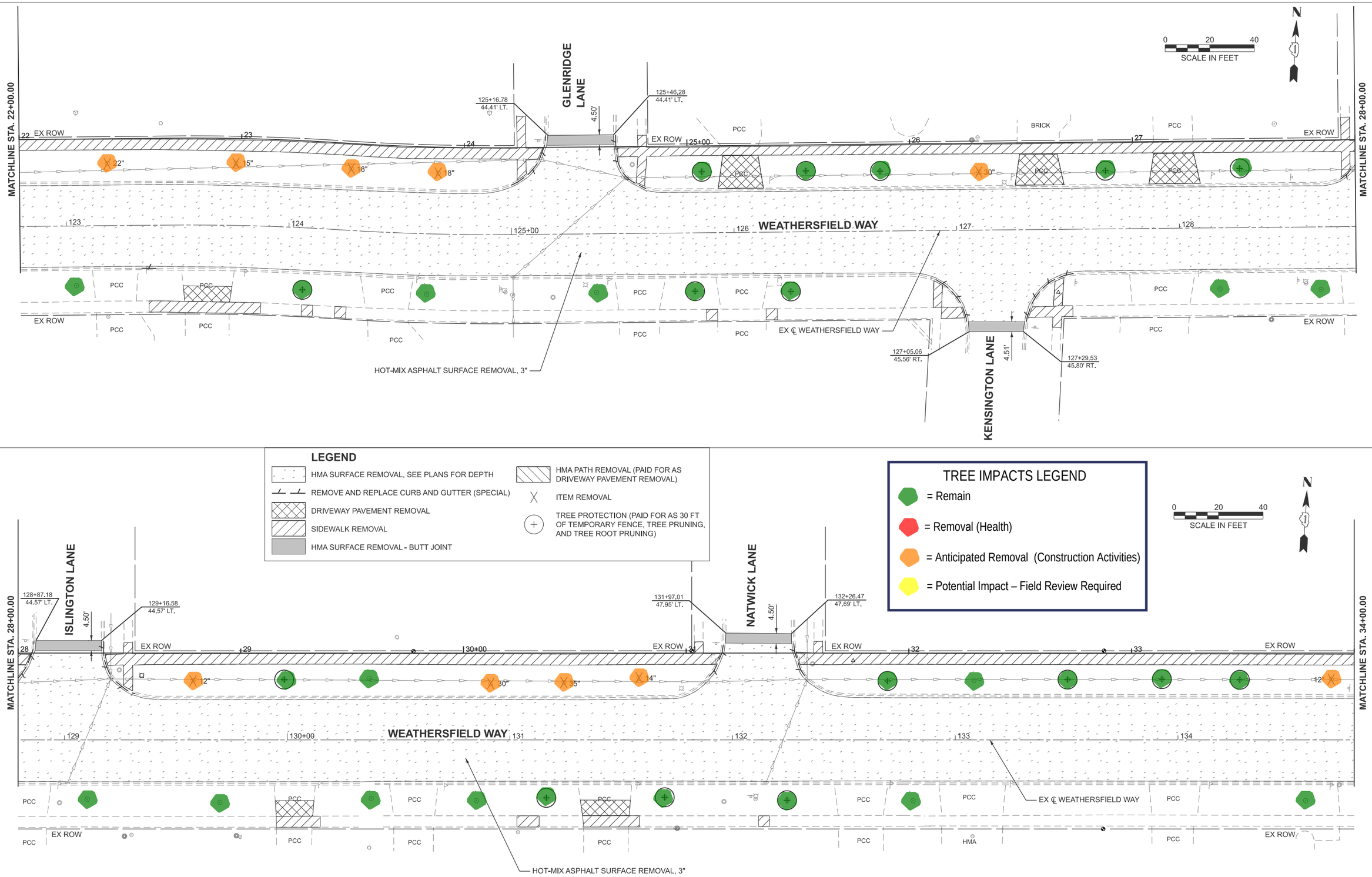

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STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

WEATHERSFIELD WAY - BARRINGTON ROAD TO SPRINGINSGUTH ROAD
REMOVAL PLAN

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TREE IMPACTS LEGEND

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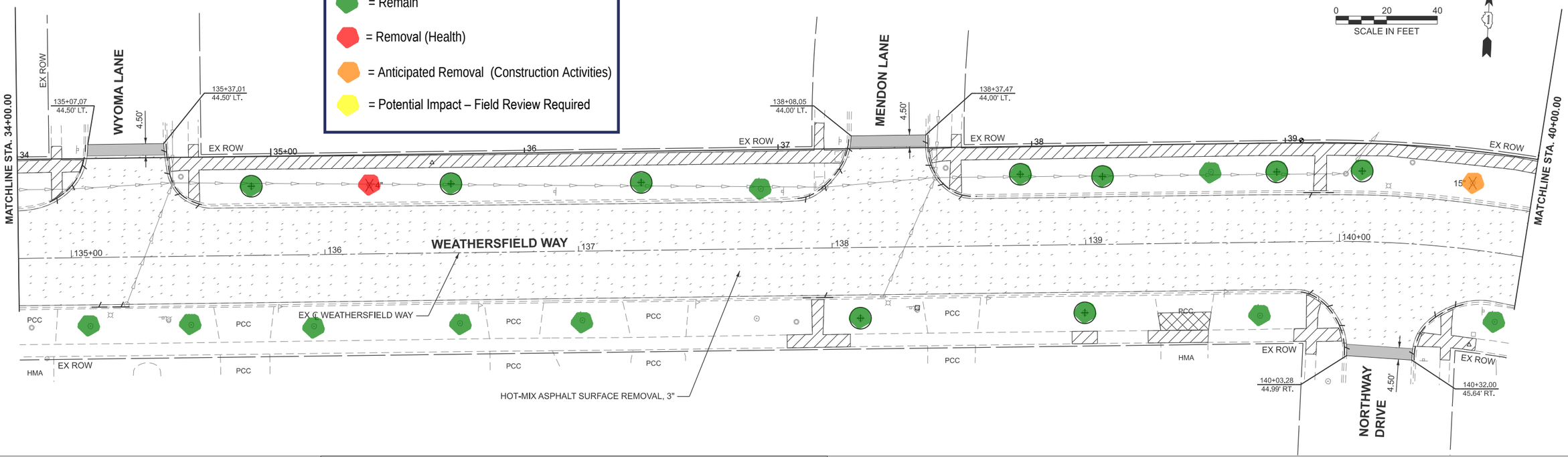

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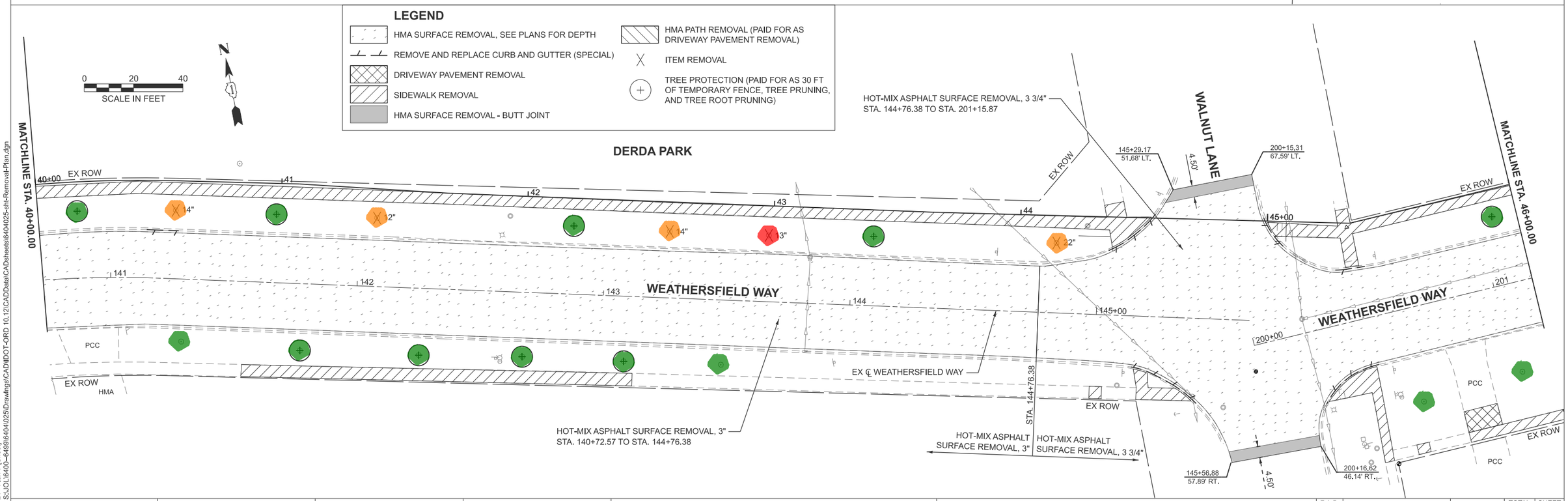

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STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

WEATHERSFIELD WAY - BARRINGTON ROAD TO SPRINGINSGUTH ROAD
REMOVAL PLAN

SCALE: 1"=20' | SHEET 4 OF 7 SHEETS | STA. 34+00.00 | TO STA. 46+00.00

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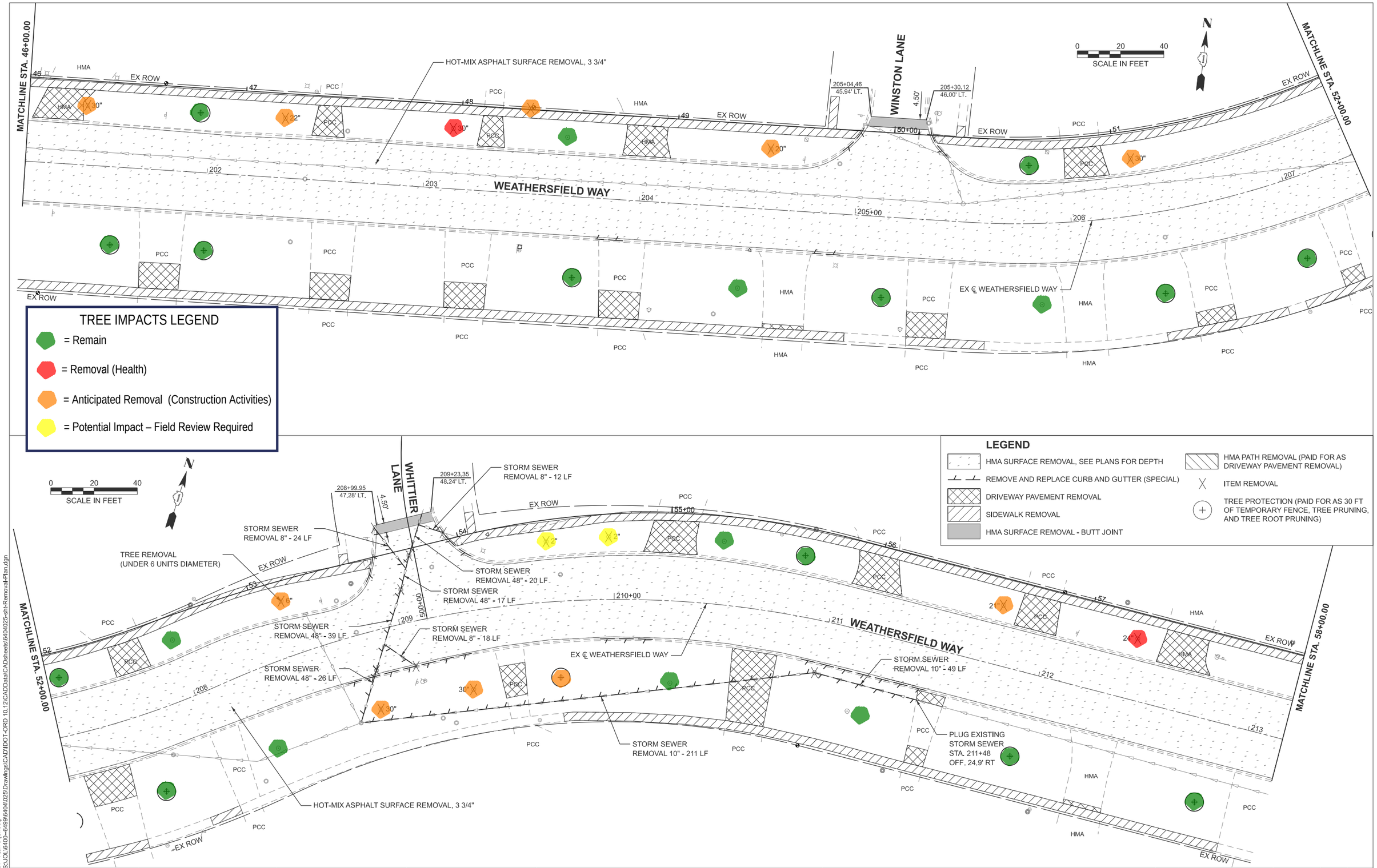

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STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

WEATHERSFIELD WAY - BARRINGTON ROAD TO SPRINGINSGUTH ROAD
REMOVAL PLAN

SCALE: 1"=20' | SHEET 5 OF 7 SHEETS | STA. 46+00.00 TO STA. 58+00.00

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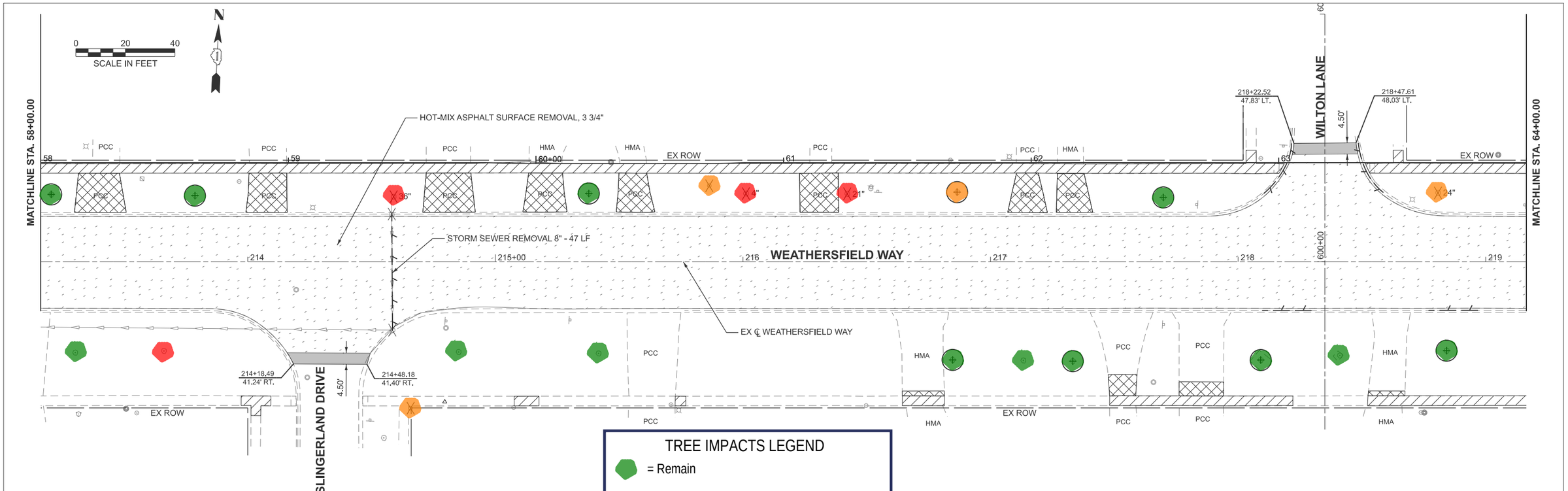

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STATE OF ILLINOIS
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WEATHERSFIELD WAY - BARRINGTON ROAD TO SPRINGINSGUTH ROAD
REMOVAL PLAN

SCALE: 1"=20' | SHEET 6 OF 7 SHEETS | STA. 58+00.00 | TO STA. 70+00.00

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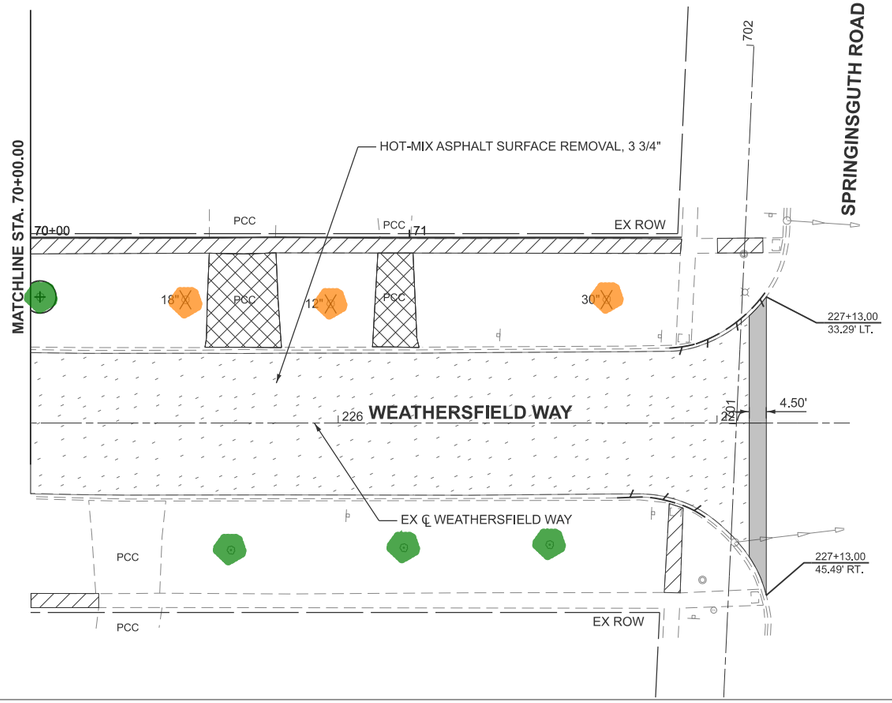

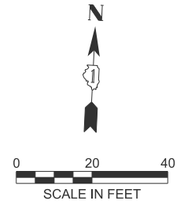

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STATE OF ILLINOIS
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WEATHERSFIELD WAY - BARRINGTON ROAD TO SPRINGINSGUTH ROAD
REMOVAL PLAN

SCALE: 1"=20' | SHEET 7 OF 7 SHEETS | STA. 70+00.00 | TO STA. 76+00.00

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Weathersfield Way Improvements
Public Information Meeting

Anticipated Project Schedule

Design Engineering ★
2025 to 2026

WE ARE HERE

Private Utility Relocations and Tree Removal
Fall 2026 to Spring 2027

Construction
Spring 2027 to Fall 2027

Questions, Comments, and Information

Your comments are valuable to us.

Weathersfield Way Improvements
Public Information Meeting Comment Form

June 2, 2026
5 PM to 7 PM
Campanelli Elementary School
310 Springinsguth Road, Schaumburg, IL 60193

The Village of Schaumburg is conducting a Public Information Meeting to provide an overview of the Weathersfield Way Improvements and to present the preliminary design. The purpose of the meeting is to seek public input on the proposed preliminary design for the area of Weathersfield Way bounded by Barrington Road (W) and Springinsguth Road (E).

Please place your comments related to this meeting in the comment box at tonight's meeting. You may also transmit comments electronically to OSomo@schaumburg.com.

Comments: _____

Name/Affiliation _____
Address _____
City/State _____ Zip Code _____
Phone No. _____
E-mail Address _____

VILLAGE OF SCHAUMBURG
STRAND ASSOCIATES

Fill Out a Comment Form or Visit the Project Website at the QR Code
(Submit comments today or mail/email by June 17, 2026)

www.schaumburg.com/weathersfieldway

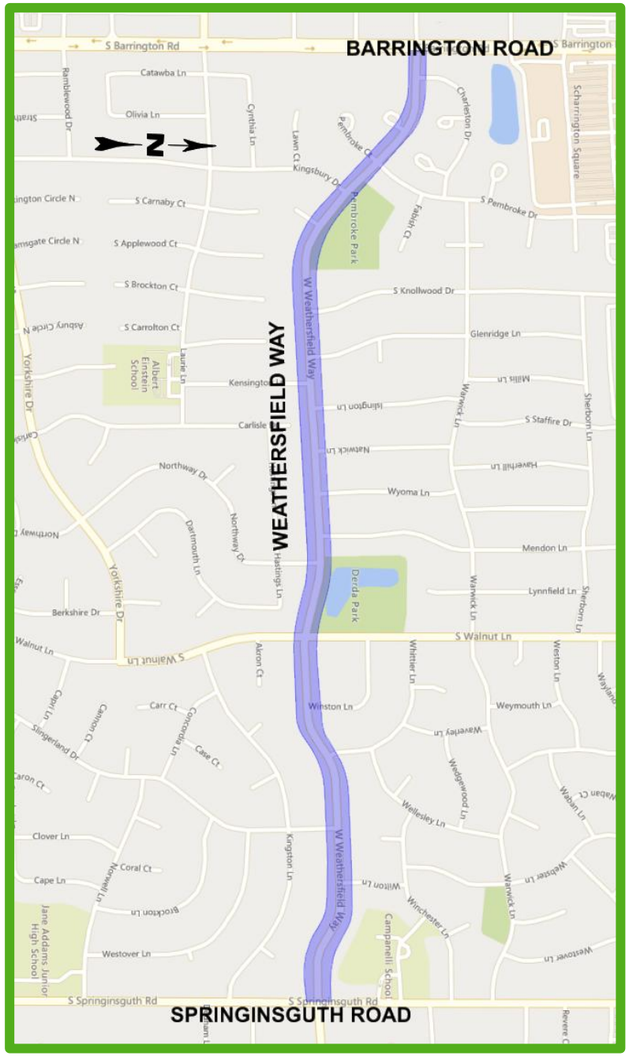
Weathersfield Way Improvements
Public Information Meeting

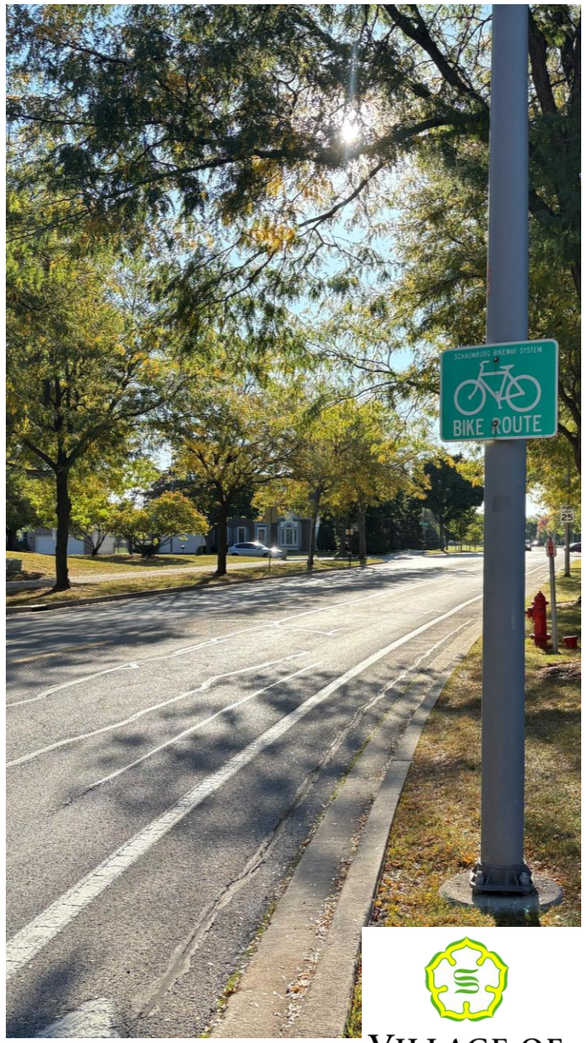
Welcome

The Village of Schaumburg welcomes you to this public information meeting regarding improvements to Weathersfield Way from Barrington Road to Springinsguth Road. This meeting is an open house format. We invite you to review the exhibits on display, talk with the project study team, and provide your written input for consideration by the project study team.

June 2, 2026
5 – 7pm

Campanelli Elementary School
310 Springinsguth Road
Schaumburg, IL 60193



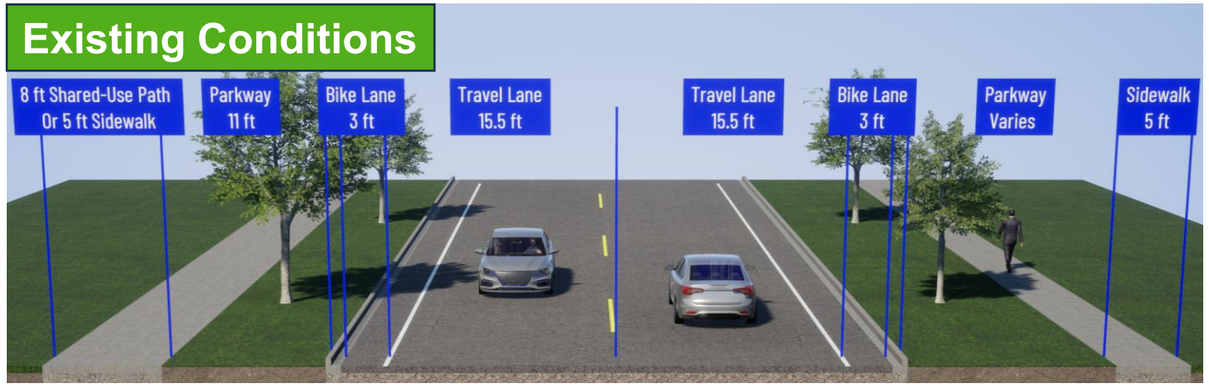


VILLAGE OF SCHAUMBURG

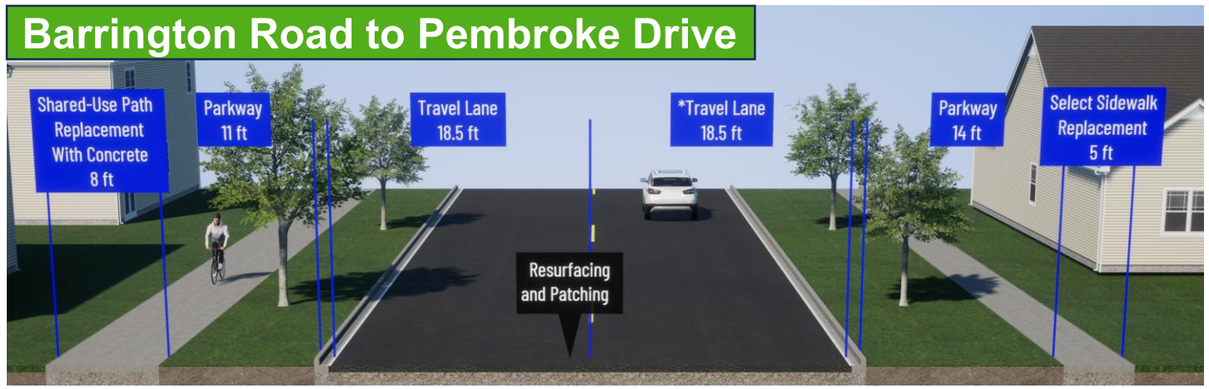
Proposed Improvements

Typical Sections (Looking East)

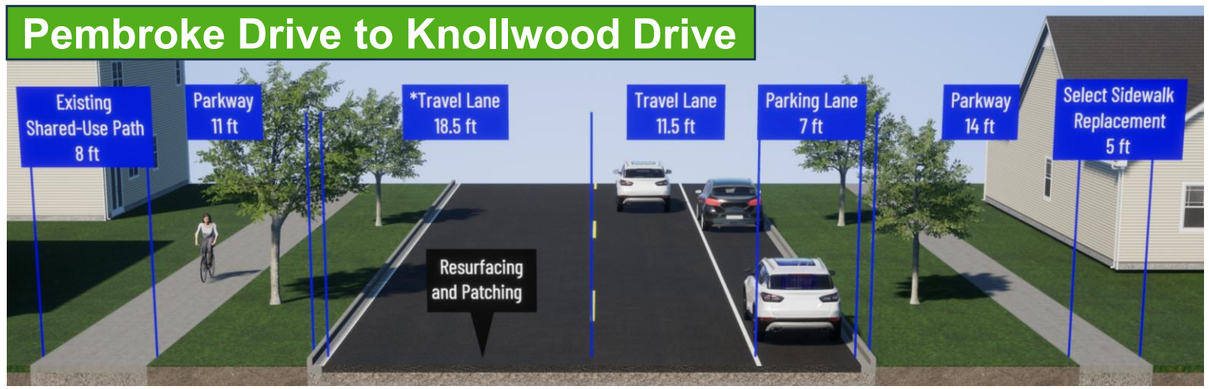
Existing Conditions



Barrington Road to Pembroke Drive

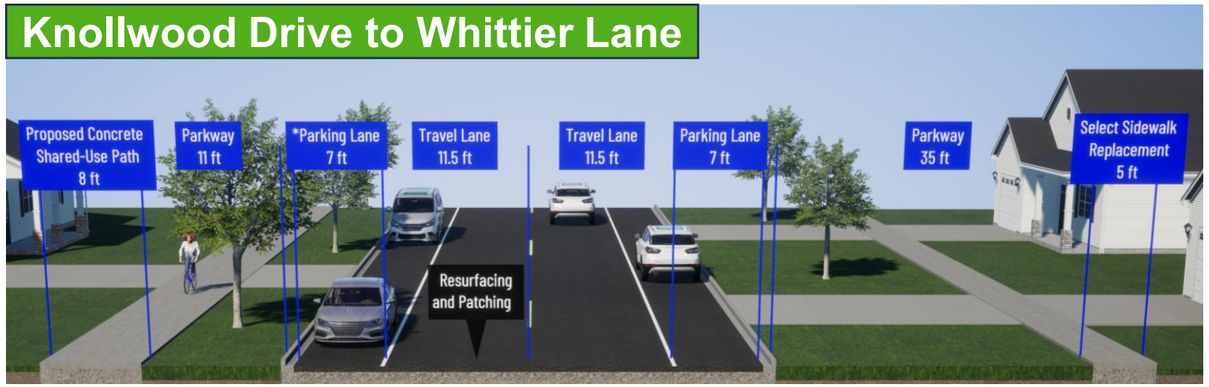


Pembroke Drive to Knollwood Drive

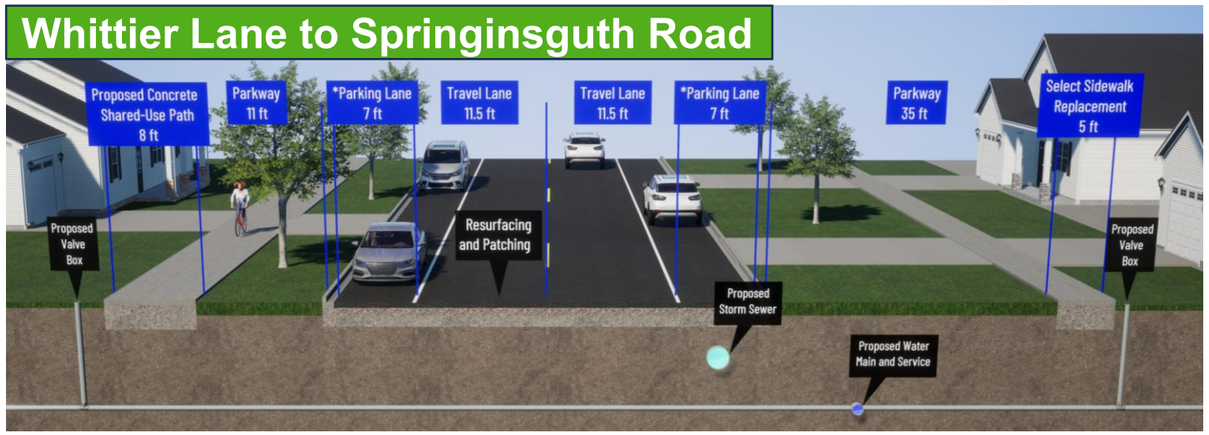


Typical Sections (Looking East)

Knollwood Drive to Whittier Lane



Whittier Lane to Springinsguth Road



Project Purpose

- Improve roadway pavement condition
- Improve ADA accessibility
- Improve bicycle and pedestrian connectivity and safety
- Replace shared-use path in poor condition
- Replace select aging water main, water services, and storm sewer infrastructure

VILLAGE OF SCHAUMBURG

WELCOME

VILLAGE OF SCHAUMBURG

STRAND ASSOCIATES®

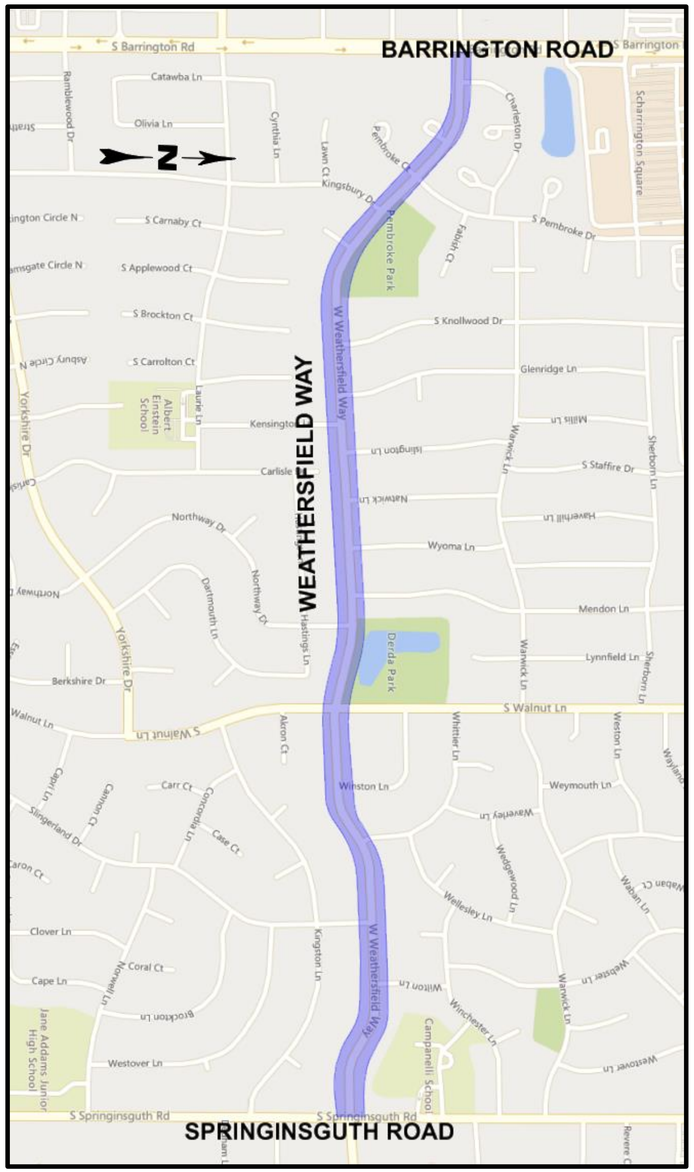
Public Information Meeting | June 2, 2026, 5-7 pm

WEATHERSFIELD WAY IMPROVEMENTS

Project Location

Route: Weathersfield Way

Termini: Barrington Road (W) to Springinsguth Road (E)



Existing Conditions



Pavement surface deterioration



Two on-street, striped bike lanes



Select shared-use path in poor condition



Select sidewalk does not meet ADA accessibility requirements

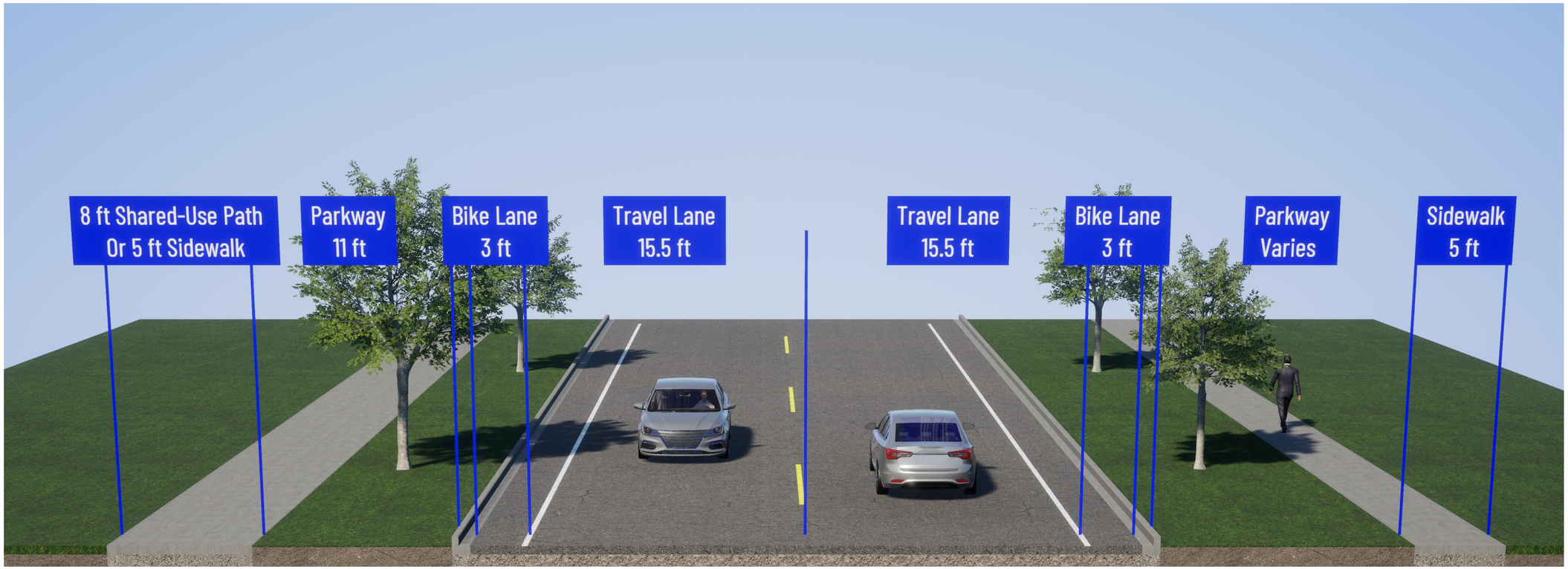


Select storm sewer with conditions beyond repair



Bicycle and pedestrian destinations present

Existing Typical Section



- Two lane, suburban collector
- Two striped on-street bike lanes
- Shared-use path (Barrington Road to Pembroke Park)
- Sidewalk throughout
- No on-street parking from Barrington Road to Pembroke Court and adjacent to parks

Purpose and Need

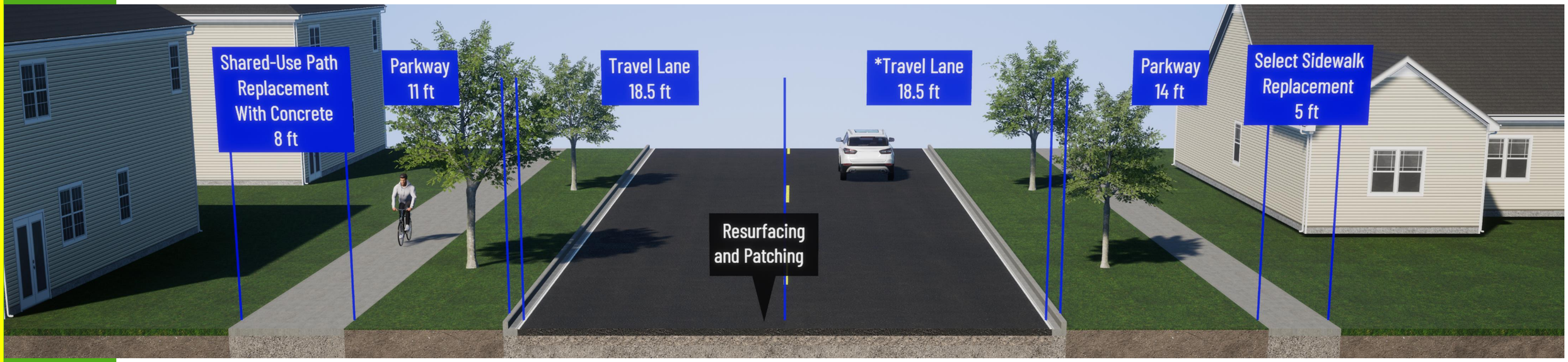
Purpose

- Improve roadway pavement condition
- Improve ADA accessibility
- Improve bicycle and pedestrian connectivity and safety
- Replace shared-use path in poor condition
- Replace select aging water main, water services, and storm sewer infrastructure

Need

- Pavement surface is nearing service life
- Select curb ramps and sidewalk do not meet ADA accessibility requirements
- Shared-use path has no connectivity
- Select water main, water services, and storm sewer condition is beyond repair

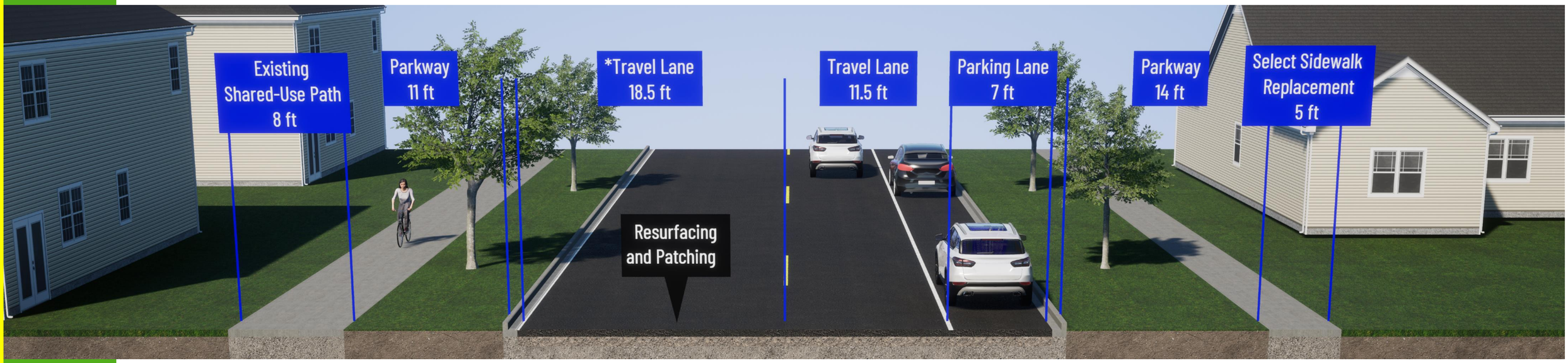
Proposed Typical Sections



- Concrete shared-use path
- Resurfacing and patching
- Select sidewalk replacement
- *Striped parking lane between Charlottee Court and Pembroke Court

Barrington Road to Pembroke Drive (Looking East)

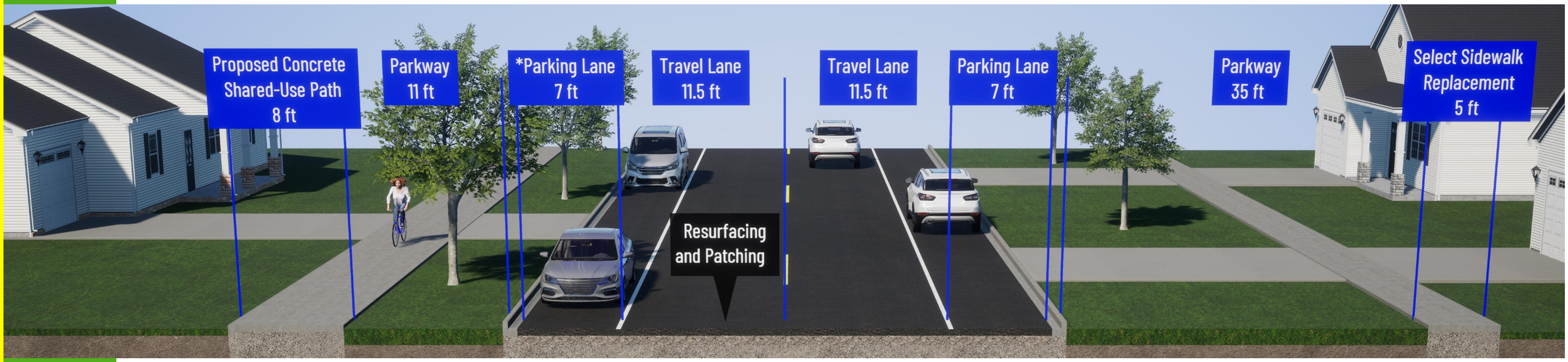
Proposed Typical Sections



- Resurfacing and patching
- Select sidewalk replacement
- Eastbound striped parking lane
- *No westbound parking adjacent to Pembroke Park

Pembroke Drive to Knollwood Drive (Looking East)

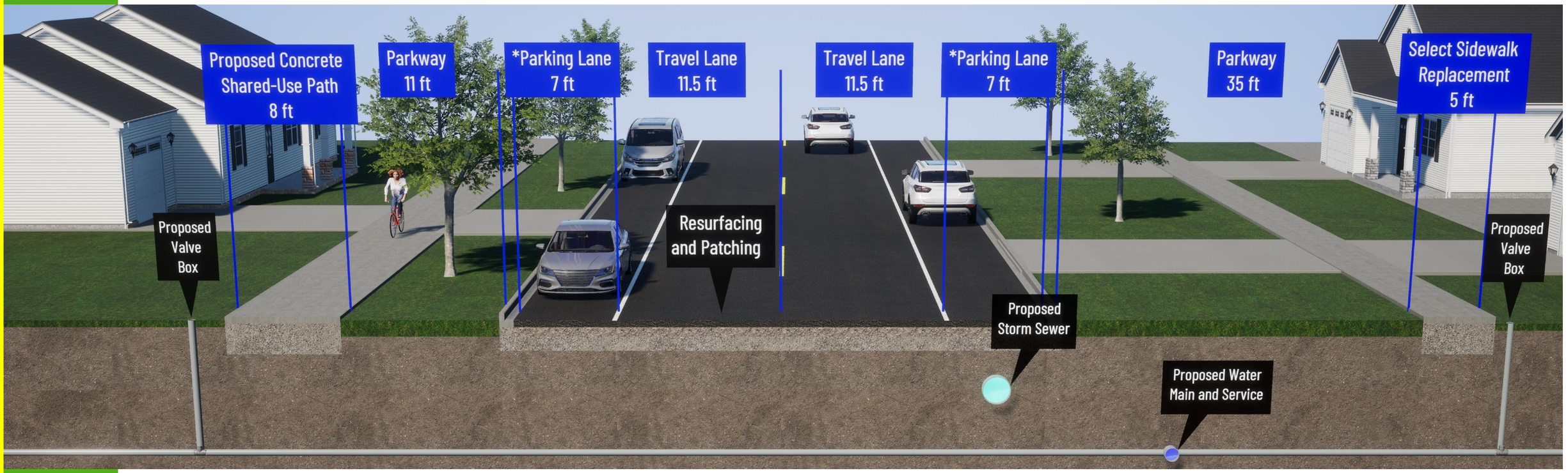
Proposed Typical Sections



- Concrete shared-use path
- Resurfacing and patching
- Select sidewalk replacement
- Striped parking lane
- Driveway replacement on north side
- *No westbound parking adjacent to Derda Park

Knollwood Drive to Whittier Lane (Looking East)

Proposed Typical Sections



- Concrete shared-use path
- Resurfacing and patching
- Select sidewalk replacement
- *Striped parking lanes w/restrictions
- New water main and services
- Driveway replacement on north side
- New storm sewer (Whittier Lane to Slingerland Drive)

Whittier Lane to Springinsguth Road (Looking East)

Project Schedule

Design Engineering
2025 to 2026

We are here

Private Utility Relocations and Tree Removal
Fall 2026 to
Spring 2027

Construction
Spring 2027 to Fall 2027

Next Steps / Leave a Comment

- Study Team will:
  - Collect, review, and respond to written public comments
  - Determine final corridor improvements
  - Begin final design

CONTACT
Ogar Somo, P.E., CFM
Engineering & Public Works
714 S Plum Road, Schaumburg, IL 60193
847-923-6654
osomo@schaumburg.com

TO LEAVE A COMMENT

Fill Out a Comment Form
(Submit today or mail/email by June 17, 2026)

OR

Submit Online Comment
(Scan code below or visit website)

WEBSITE
www.schaumburg.com/weathersfieldway

JUNE 2026



SCALE IN FEET

WEATHERSFIELD WAY – BARRINGTON ROAD TO KENSINGTON LANE

VILLAGE OF SCHAUMBURG

STRAND ASSOCIATES®



WEATHERSFIELD WAY – KENSINGTON LANE TO WINSTON LANE

0 40 80 120
SCALE IN FEET

VILLAGE OF SCHAUMBURG

STRAND ASSOCIATES®

JUNE 2026



SCALE IN FEET

WEATHERSFIELD WAY – WINSTON LANE TO SPRINGINSGUTH ROAD

VILLAGE OF SCHAUMBURG

STRAND ASSOCIATES®

Weathersfield Way from Barrington Road to Springinsguth Road Project
Public Comment Record

No.	Name	Address	Comment
1	N/A	N/A	Can trees be added to north side of path in Derda Park to block traffic view?
2	Patti	1620 W. Weathersfield Way	Very concerned about shared use lane. (Whittier to Springinsguth) Bikes, e-bikes + scooters don't use bike lane or yield to pedestrians. Dangerous for walkers. School drop off traffic makes it difficult to navigate my driveway.
3	William Gisseler	313 Wyoma Lane	1. Will the no parking areas be clearly marked with signs? 2. Will there be additional police enforcement for speeders? 3. Will traffic flow be impacted once the construction is completed? Now we wait often 5 minutes at Wyoma Lane to turn on to Weathersfield in either direction.
4	Tiffany DeCarlo	1809 W. Weathersfield Way	Concern regarding the lack of communication when pulling a permit to replace the driveway at 1809 that this project would impact the apron that was freshly replaced. Would like to make sure that if the driveway is disrupted that the finish (California) is matched.
5	Jerry DeMatio	1819 W. Weathersfield Way	Just a heads up - the intersection at whittier and weathersfield floods approx. 1'-2' depth when there is a high intensity or long duration rain event. The water recedes fairly quickly (1-2 hours) after the rain stops. The whole intersection is impassable when this happens and I have seen vehicles try to drive through and get stalled out in the middle of the intersection. A couple months ago the fire department and police had to respond and rescue.
6	George Schupp	2217 W. Weathersfield Way	Recommend adding parking along Pembroke Park. Many people using the park, including soccer teams (for practice), people using the tennis/basketball courts tend to park on the street along this park anyway, but obviously this reduced the driving lanes. Some of the park users park their cars on Kingbury and cross of the crosswalk-dangerous with little kids.
7	Janet Kaplan	2218 W Weathersfield Way	Please inform me what this project entails, when it is going to start & how long it is going to take to complete.
8	Renee Ingoldsby	1600 W Weathersfield Way	There were three trees identified for removal on my easement property: one tree on the corner of Weathersfield Way and Springinsguth Road and the other two by my driveway apron. I do not mind and I support the removal of the larger old tree at the corner, although the two smaller trees by my driveway apron are of medium size and pleasing visually. The two smaller trees by my apron are healthy too. I do not support the removal of these two smaller trees.Of all three, I put a priority on keeping the one tree that is within my circular drive easement.
9	KazuYoshi Akimoto	1806 W Weathersfield Way	I attended the Public Information Meeting for Weathersfield Way held at Campanelli Elementary School on June 2. As a resident on Weathersfield Way, I had an opportunity to learn about the detailed plan for it for the first time. I'm extremely disappointed with the plan; it doesnt reflect the public good or residents options. I even feel furious about the plan because you used the word "Improvement" for this plan. This isnt an improvement; its a huge degradation of our environment. I admit that there are problems with the exisiting conditions, as you pointed out. All we need is to replace the damaged road/sidewalks (including meeting the ADA accessibility requirements) and storm sewers to prevent flooding. We don't need widening sidewalks from 4 feet to 8 feet, and also making a 7-foot-wide parking lane. It increases the concrete area vastly. I am from Tokyo, Japan. The place is well known as the world's hottest city because of the poor urban development. Compared to the concrete area, the green space (lawns and trees) is ppathetically short. If this plan is in progress, this change produces more heat. It triggers the heat island effect. If you are working in urban development/engineering, you must know this catastrophic damange. The engineering consultant explained to us that 50 trees in total would be removed according to this plan. Besides, nobody explained to us during the meeting about how much lawn area would be removed. I understand sometimes we need to cut down old, dying/sick trees and replace them with young, lively ones. Schaumburg has done that for us. I appreciate it. However, I have to say that this plan is absurd. I am walking around our neighborhood with my dog every day. During summer, we feel so relieved under the shade of big trees. The trees we have now on the street have taken decades to grow up. We heard that you would replace them with 50 young ones. That means we lost the nice shade. We will lose major contribution against the heat island effect. Also, the big trees can hold tremendous amount of water. For flood prevention's sake, we need to keep them. Without the shade of the grown-up trees, the lawn area will dry up easily and lose the water retaining capacity. That may cause more floods than ever. There is nothing but deforestation. There is an area near our house where floods happen very frequently. During the meeting, my wife pointed out the problem. Nobody could give us an answer/explanation that this change would be a solution for that. As i mentioned in the beginning, this detailed information was shown to us on June 2, According to the plan, the project will start this fall. It seems that the plan is moving forward as the engineer consultants suggested, and Schaumburg held a hearing/meeting as a formality. We have lived in Schaumburg since 2012. We moved into our house 10 years ago. One of the reasons why we chose this place for our home is richness of nature in this neighborhood. The plan seems to have been made only from the rigid policy point of view of the village board and ignores the residents. Weathersfield runs from east to west. The huge trees produces so much shade, block the sunbeams, and let drivers control their cars safely in the morning and evening. Talking about the traffic, I have never seen even one researcher stand up a day to check how many cars, pedestrians, and bikers pass by on the street. If you do that, you can easily realized that we don't need an 8-foot-wide path and a 7-foot-wide parking space. Without thorough research, and plans will fail. I can see devastation in the plan shown to us. Who wants to live and suffer from poor city planning until the next renovation that would happen decades later? I ask Schaumburg to remake the plan and delay the schedule. You'd better invite ecological specialists/professionals before proceeding with this suburban development. Thank you for your serious considerations.

No.	Name	Address	Comment
10	Debbie Del Brocco	1802 W Weathersfield Way	I am writing regarding the Weathersfield Way Improvement Project. I was unable to attend the meeting but did get the information from my neighbor. I agree with the resurfacing and the updating of the water main, services and infrastructure. My issues arew with the proposed improvements of the sidewalks. I personally measured my sidewalk and it is 4 feet not 5 feet as shown on the drawings. My parkway is approximately 15 feet. Last year i widened my driveway on the apron to accomodate parking for another vehicle. I received the permit and completed the work in late June. I am sure this was all in the planning stages at that time. No one from the Village informed me that the possibility of widening standard sidewalks could be an issue in the near future. I spent over $3000 to do this upgrade my home. With the "proposed improvements" this would render that upgrade useless. I could not park a car in that space. A car fits perfectly in that space now. Widening the sidewalks another four feet is really unnessary. I purchased my property because of the look of my area. It would change the entire look not to mention the removal of very old trees on my street. A couple of years ago the village removed any diseased trees from our area, taking down perfectly good tres to put in "double sidewalks" and take away homeowners driveway parking abilities tis unacceptable. Myself, my husband and every neighbor I have spoken with is strongly against going forward with the widening of the sidewalks. On the south side of the street the houses have much larger parkwaysf and widening the sidewalks on that side would not affect the homeowners parking ability. I do not want any of our sidewalks to be 8 feet wide in a residential community. There are parts of Schaumburg that do not have any sidewalks, such as the entire neighborhood southeast of Wise and Springinsguth. The money would be better spent on giving those homeowners a safe pedestrian pathway rather than "doubling" sidewalks and creating issues new issues for residents that live on West Weathersfield Way. If this proposal goes through, I would like to know if the village is intending to refund me the money I paid for a project that i can no longer use. It has not even been a year since I had this done.
11	Linda Gudex	1806 W Weathersfield Way	I have lived on this street for 10 years and I have not observed issues with the width of the sidewalk, bike lanes (aside from kids on e-bikes and e-scooters) or parking. I see walkers, runners and bikers using the street and sidewalks flexibly and without conflict. I do not see the need to convert the sidewalk on the north side into a multi-use path. I appreciate that part of the project is road resurfacing, fixing sidewalks and replacing sewer and water infrastructure. Based on the following concerns, my input is to please remove the following from the project: extending the multiple-use path from Pembroke Park to Springinsguth Road.Building a wider path will increase the potential for conflicts. At the same time that Schaumburg is implementing road diets to slow vehicular traffic, this project proposes putting a wide path through a residential section with many driveways. I believe that the wider path will suggest to bikers, e-bikers and e-scooter riders (micro-mobility device users) that they have priority, and they will travel as fast as possible. With the new state law, I understand that Schaumburg will not be able to restrict such users from a designated bike path (=multi-use path). As the proposed path is wide but will be unmarked, I foresee the potential for conflicts between pedestrians/dog walkers and users of devices (bikes or micro-mobility). I am concerned for the unsteady, older and very young pedestrians and wheel chair users in my neighborhood. Putting in a path double the width of the current sidewalk reduces the width of the parkway: Around 1806 W. Weathersfield Way, the driveway apron after the change would be too narrow for parking a car. While I don’t need this space presently, I don’t want to lose this for future needs. What is the village’s plan for accommodating resident parking overnight and during snow removal in the event this plan moves forward? By the way, our sidewalk is around 4 ft wide, not 5 ft wide, and it is sufficient. The green space and area available for parkway trees would be less. We learned that 50 trees are marked for removal for this project. While some trees marked for removal are still small and one is a lilac bush, we would lose many mature trees that provide a lot of shade and cooler breezes. This street seems to have lost many trees to the emerald ash borer, but in just the last 10 years, I can see the progress of replanting and growth. During the past few summers, I have been watering the new trees on my block when it is particularly hot and dry. I fully support efforts to increase the tree canopy in Schaumburg. With the additional concrete and less shade from this proposed multi-use path, the urban heat island effect will be worse. Mitigating urban heat island effects is a goal in the latest comprehensive plan of Schaumburg, and I would like to know the results of environmental impact studies for this project. What is the projected impact on the tree canopy of this neighborhood with comparison of current to post-project levels, and how many years will it take to return to current canopy cover levels? What is the impact on flooding and runoff due to more impervious surface area? Homeowners along this side of the street may face higher need for air conditioning at a time when electricity costs are rising.More comments and concerns about the trees: Trees provide habitat for larger birds and birds the prey on rodents and rabbits. I used to hear owls up until a couple of years ago when 4 large parkway trees and about 5 large trees on private property went out within a short time span. I believe that maintaining this element of our street is also important. How many trees of each age and size class will be removed? We heard that trees will be replaced one for one, as close as possible to the existing trees. The ecological services of the replacement tree will be much less for many years to come compared to the existing trees. I know that residents can refuse a new parkway tree, so I question whether replanting one for one is guaranteed or simply a possibility. On what schedule will trees be replanted and how much support will Schaumburg provide for watering and mulching these new trees during the first 3 years of establishment? Trees can be lost for many reasons such as age, insects and disease, wind or even through malicious or accidental acts by people. I don’t want to see us lose and damage such a large number of trees for a multi-use path that is not an improvement on the current sidewalk/street infrastructure.
12	Marta Kostka	1901 W Weathersfield Way	I am reaching out regarding the upcoming Weathersfield Way Improvement Project and would like to request consideration for adding a pedestrian crossing Weathersfieldway Way in the area between Whittier Lane and Winston Lane (near the 1900 block of Weathersfield Way). There are many families with children living in this area, and children frequently walk to Elaine Bond Park. While there is a sidewalk available, there currently no safe crossing point to get to the other side of the street, which creates a safety concern for pedestrians and children trying to access the park. This section of Weathersfield Way has two curves, which makes visibility difficult for both drivers and pedestrians. Vehicles also frequently travel at high speeds through this residential area, with some cars appearing to drive 45-50 mph. Without a designated crossing area, children and families are forced to cross in a location where it can be difficult to see oncoming traffic. Since the roadway is already undergoing improvements, including pedestrian and bike path enhancements, we would greatly appreciate it if a marked crosswalk, pedestiran crossing, or another safety measure could be evaluated for this location. Adding a safe crossing point would greatly improve connectivity and safety for the neighborhood and families using Elaine Bond Park or even going to walks. Thank you for considering this request and for your effors to improve Weathersfield Way. We appreacite your time and hope this safety improvement can be included or evaluated as part of the project.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve an Agreement for the Martingale Road and Higgins Road Bike Path - Phase II Design Services with BLA, Inc.
08/25/26
Village Board

Presenter: Ogar Somo, Senior Civil Engineer
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
SEE BUDGET TABLE	$801,060	$951,043

The budget status for this request is: Over Budget

Amount Over Budget: $149,983

Executive Summary:

The Village is proposing shared-use path improvements along Schaumburg Road, Martingale Road, Corporate Crossing, and Illinois Route 72 (Higgins Road) to improve bicycle and pedestrian connectivity in the southeastern portion of the Village. The project will address existing gaps in the regional bicycle network by constructing approximately 2.4 miles of Americans with Disabilities Act (ADA) compliant shared-use path and associated improvements. The project limits include:

- Schaumburg Road – south side of the road from Whitman Drive to Wildflower Lane and north side of the roadway from Wildflower Lane to Martingale Road.
- Martingale Road – west side of the street from Schaumburg Road to the existing mid-block crossing near the Marriott Hotel and on the east side from the mid-block crossing to Illinois Route 72 (Higgins Road)
- Corporate Crossing – south side of the street from Martingale Road to Spring Creek Circle
- Illinois Route 72 (Higgins Road) – north side of the roadway from Martingale Road to National Parkway

The proposed improvements will generally replace the existing 5-to-6-foot-wide sidewalks with 8-to 10-foot-wide shared-use paths designed to safely accommodate pedestrians, bicyclists, and other non-motorized users. The project also includes ADA-compliant curb ramp upgrades, pedestrian crossing improvements, traffic signal modifications, pavement markings, and other associated improvements necessary to accommodate the proposed facilities.

The Village has been awarded funding through the Illinois Transportation Enhancement Program (ITEP) and the Congestion Mitigation and Air Quality (CMAQ) Program to assist with construction and construction oversight of the project.

Civiltech Engineering, Inc. completed Phase I engineering services, and the Illinois Department of Transportation (IDOT) approved the Project Development Report (PDR) in July 2025.

On May 29, 2026, the Village issued a Request for Qualifications (RFQ) to five firms from the Village's approved Engineering Consultant List to provide Phase II final design services. Five Statements of Qualifications (SOQ) were received and evaluated by the Engineering staff in accordance with IDOT's Qualifications-Based Selection (QBS) procedures. Based on the evaluation, staff determined that BLA, Inc. (BLA), of Itasca, IL, is the most qualified consultant to perform the Phase II final design services. BLA has extensive experience delivering federally funded transportation projects of similar scope and complexity and has demonstrated a successful working relationship with IDOT District One and the Village of Schaumburg.

Funds for Phase II final design services are included in the Village's FY 26/27 Capital Improvement Program (CIP) for $801,060, which includes land acquisition consulting services. In addition, $150,000 budgeted for Phase II in FY 25/26 was not expended and has been requested for rebudgeting into FY 26/27. This addition will bring the total available budget up to $951,060.

BLA, in partnership with Santacruz Land Acquisitions and Classen, White & Associates, P.C., has submitted a proposal in the amount of $951,043 to complete the Phase II final design services for the project. Of the total proposed fee, $621,770 is allocated to BLA for engineering design services, $223,000 to Santacruz Land Acquisitions for land acquisition services, and $106,273 to Classen, White & Associates, P.C. for land surveying services required to prepare land acquisition documents.

BLA's engineering design fee of $621,770 represents approximately 12% of the estimated $5.124 million construction cost, which is within the typical and acceptable range for Phase II final design services. The total proposal amount of $951,043 is within the future available budget of $951,060.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement for the Martingale Road and Higgins Road Bike Path – Phase II with BLA, Inc. of Itasca, IL in the amount of $951,043, and approve the required Resolution.

ATTACHMENTS:

- Budget Table
- Qualifications Table
- Proposal
- Resolution
- PSA-Partial Signed

Martingale Road and Higgins Road Bike Path - Phase II Design Services

Current FY 26/27 BUDGET	
Description	**Amount**
FY26/27 Final Design Budget	$801,060.00
Expense Request	-$951,043.00
FY26/27 Final Design Services	**-$149,983.00**

Rebudget Memo	
Description	**Amount**
FY 25/26 Unused Funds	$150,000.00
Total Budget After Rebudget Memo	**$951,060.00**

Qualifications Table

Project: Martingale Road and Higgins Road Bikepath

Phase: Phase II

Criteria	Factor Rating	Benesch		BLA, Inc.		HLR, Inc.		Civiltech		GSG Consultants, Inc.	
		Avg. Rating	Total	Avg. Rating	Total	Avg. Rating	Total	Avg. Rating	Total	Avg. Rating	Total
Project Understanding	30%	90.0	27.0	90.0	27.0	88.3	26.5	86.7	26.0	85.0	25.5
Technical Approach	20%	83.3	16.7	89.0	17.8	88.3	17.7	86.7	17.3	86.7	17.3
Firm Experience	20%	85.0	17.0	88.3	17.7	86.7	17.3	93.3	18.7	80.0	16.0
Staff Capabilities	20%	85.0	17.0	88.3	17.7	88.3	17.7	90.0	18.0	83.3	16.7
Municipal Experience	10%	85.0	8.5	93.3	9.3	90.0	9.0	93.3	9.3	81.7	8.2
Total		**86.2**		**89.5**		**88.2**		**89.3**		**83.7**	

CONSULTING ENGINEERS
BLA, Inc.
333 Pierce Road, Suite 200 ▪ Itasca, IL 60143
630 438 6400 ▪ FAX 630 438 6444 ▪ www.bla-inc.com

July 15, 2026

VIA EMAIL

Mr. Ogar Somo, P.E, CFM
Village of Schaumburg
714 S Plum Grove Road
Schaumburg, IL 60193

Re: **Martingale Road / Higgins Road Bike Path Improvements**

Dear Mr. Somo:

BLA, Inc. is pleased to be selected by the Village of Schaumburg to provide Phase II Engineering Services for the Martingale Road / Higgins Road Bike Path Improvements. The attached scope of work and fee has been developed to adhere to the requirements to maintain the funding requirements through ITEP and CMAQ and be advertised on the IDOT Local Road letting. The tasks required are based on BLA's experience with projects of similar nature.

Please let us know if any of the attached information is at variance with your instructions or project objective. If this correctly reflects your instructions and is acceptable, please sign below and return one copy for our file.

Thank you for requesting BLA, Inc. to do this work. Should you have any questions or require additional information please contact us at (630) 438-6400 and we look forward to working together on the Martingale Road / Higgins Road Bike Path Improvements.

Sincerely,

BLA, Inc.



Matthew Cesario, P.E.
Vice President / Director of Design

ACCEPTANCE:

VILLAGE OF SCHAUMBURG

BY: _____

TITLE: _____

DATE: _____

PROJECT UNDERSTANDING

The Village of Schaumburg has requested BLA, Inc to perform Phase II engineering for their bike path improvement project. The project includes the removal of the existing sidewalk and installation of an eight-foot path along Martingale Road, Higgins Road, Schaumburg Road and Corporate Crossing.

The engineering and land acquisition will be locally funded however STP funding will we funded through CMAQ and ITEP funding therefore the plans and contract documents will be prepared in accordance with the Illinois Department of Transportation requirements.

The improvement consists of the removal of existing sidewalk, installation of a hot-mix asphalt path, ADA improvements, mid block crossing, and traffic signal replacement. A mid block crossing will be implemented as part of the improvement. In addition, retaining walls will be designed and implemented to reduce impacts to the adjacent wetlands and roadside ditches.

Also included in the scope of work is geotechnical investigation, LPC-663 / CCDD, environmental permitting, and land acquisition. It is assumed that the topographical survey from Phase I will be provided for Phase II used. However, scope and fee can be provided for survey if needed.

This scope of work assumes all design engineering elements necessary to successfully provide Phase II engineering plans and contract documents for project letting. Subconsultant scope of work references are provided for location of work activities to be conducted by others under the direction of BLA.

Project Deliverables
Main contract document deliverables will be submitted to the Village of Schaumburg and the IDOT Bureau of Local Roads and Streets (BLRS) District 1 according to the Region One letting schedule for the January 2029 letting and shall consist of the following:

- Preliminary Plans (60%) – Village Submittal Only

- Pre-final Plans (90%), Special Provisions and Estimates – Digital copies, including Special Provisions, Estimate of Cost, Estimate of Time, Lump Sum Breakdowns, per latest BLRS D1 Phase II packet (number of copies to be confirmed with IDOT)

- Initial Final & Final PS&E (Plans, Specifications and Estimates) – Digital copies, including Special Provisions, Estimate of Cost, Estimate of Time, and Lump Sum Breakdowns, per latest BLRS D1 Phase II packet (number of copies to be confirmed with IDOT)

Note, Per the requested schedule in the solicitation, BLA has developed the schedule to meet the requirements set forth in the solicitation which have the Final Plans prepared by summer of 2027. These items are anticipated to be submitted to the Village of Schaumburg only, in the Summer of 2027. However, IDOT does not accept submittals prior to the dates set in the letting schedule so it is anticipated that additional Prefinal and Final submittals will be made to IDOT in July and September 2028 respectively.

PROJECT SCOPE of WORK

Phase II Engineering Design Activities

Task 1 - Data Collection / Review: BLA will review the project development report (PDR) from the Phase I , all project documents including atlases, reports, and memorandum associated with the project. BLA will work with the Village to secure any Village GIS information, sewer tapes, and proposed development plans along the corridors. Additionally, BLA will obtain and review all cadd files that may have been provided from Phase I.

Task 2 - Plan Preparation & Contract Documents:
BLA will prepare the engineering plans, contract documents / specifications, estimate of cost, estimate of time, and lump sum breakdowns for the project to be consistent with the requirements of IDOT Local Roads.

BLA will prepare the engineering plan set to include the following plan sheets:

Cover / Title Sheet:

BLA will prepare the title sheet according to the IDOT BDE / BLRS manual. The title sheet will be signed by the engineering disciplines and provided to the Village for signature at satisfactory completion of the project.

Index of Sheets, Highway Standards, General Notes, Commitments:

This sheet will include the index of plan sheets, list of applicable highway standards, Village Standards, IDOT District 1 standards, general notes, and commitments. A list of project contacts and utility contacts will also be included within this sheet.

Summary of Quantities:

BLA will prepare the sheets including construction and funding code breakdowns for potential Federal/State/Local/Other Participating Entity cost share, the quantity calculations/take off for each pay items and preparation of quantity books for delivery to the Village of Schaumburg. The pay items will be double spaced in the summary of quantity sheets with spacing and text sizing set according to the latest IDOT standards which list approximately 14 pay items per sheet.

Existing & Proposed Typical Sections:

Typical section sheets will be prepared which will include existing and proposed typical sections for the Martingale Road and Higgins Road bike path. The pavement mixture requirement charts legend items will be included on these sheets. We anticipate one (1) existing typical sections and one (1) proposed typical sections for each bike path with inserts for specific locations. The typical section sheets will have two sections per sheet; the existing on the top view and the proposed on the bottom view. The number of typical sections are included to accurately and clearly capture the pedestrian accommodations.

Schedule of Quantities:

These sheets will have pay items except lump sum and estimated items scheduled that will assist in locating quantities within the plans. The earthwork schedule will be comprehensive and list all assumptions so that excess, borrow, removals, and unsuitable quantities are clearly calculated and shown.

Alignment, Ties and Benchmarks:

These sheets will include complete alignment of Martingale Road and Higgins Road bike path alignments with stationing, curve data, ties with northing and eastings, benchmarks, and control points for the alignment determined in Phase I. The control points will be set in secured locations where they can be recovered and utilized during construction. Where the distance varies station / offset will be provided within the plans for construction layout of the sidewalk.

Removal Plan:

The removal plan will be prepared for the removals in the location of the proposed bike paths to consider the existing features which will be removed as a result of the improvements. The removal plans will have two panel views per sheet. The removal sheets will be prepared for Martingale Road as well as Higgins Road. These sheets will be prepared at 1" = 20' scale and include a legend to distinguish the different removal items.

Plan and Profile:

The plans will be prepared utilizing the BDE manual chapters 63-66. All the plans will be prepared at a 1"=20' scale. The bike path plans with existing topography and proposed improvements will be shown in plan view and dimensioned accordingly. Existing and proposed bike path stations and elevations will be shown in the profile view. The plan and profile sheets will be created for all bike path locations. The sheets will consist of the plan view in the top panel and the profile in the bottom panel.

Soil Erosion Control and Sediment Control Plans:

BLA will prepare permanent and temporary erosion control plans and will prepare any temporary drainage plans necessary as a result of the construction of the bike paths. BLA will prepare the detail sheets as required for obtaining all permits as well as preparing the documentation needed for the NPDES-SWPPP permit. Two panel views per sheet at 20 scale covering the length of the improvement will be prepared for this project.

Drainage Plan:

The drainage and utility plans will be similar to the roadway plan and profile layout. They include all existing and proposed drainage system improvements along with all existing utilities. Due to the addition of curb and gutter storm sewer improvements are necessary. In addition the ditch modifications will be require capacity analysis and verification. Sewer televising is not included in the scope of work. These sheets will be prepared at 1" = 20' scale and include a plan view over the profile view.

Drainage Tables:

These sheets will include all drainage structure and pipe details in a table format. The information provided will include structure type, size, rims, inverts, and station / offset. The pipe information will include size, materials, connections, slopes, and trench backfill.

Plat of Highways:

This task includes the preparation of the Plat of Highways and Legal Descriptions for the temporary easements and proposed right of way necessary to complete the project. It is anticipated that 20 parcels will require temporary easements and / or permanent right of way. This task shall consist of following all State requirements for land acquisition, title research, and obtaining the title commitments. The plat of highways will be submitted to IDOT for review and approval.

The Plat of Highways will be prepared by BLA's sub-consultant and included into the plan set. Refer to the attached scope of work from BLA's subconsultant.

Pavement Markings & Signing Plan:

The plan will illustrate the striping and signing for the bike paths and pedestrian crossings. Sign schedules and pavement marking schedules will be prepared. The pavement marking and signing plans will have two panel views per sheet. These sheets will be prepared at 1" = 20' scale.

Landscaping / Restoration Plan:

BLA will prepare restoration plans which depict areas of proposed seeding / sodding as part of the impacts resulting from the improvement. These shall be prepared at 1" = 20' scale. Landscaping above and beyond standard restoration design is not included. Tree replacement types, size, location will be in the landscape plans for each tree removed. BLA will coordinated with the Village on preferred specie type.

Traffic Signal Plans:

BLA will prepare traffic signal modification plans adding Accessible Pedestrian Signals (APS) which includes pedestrian push buttons, countdown pedestrian signals, and audible messaging at the intersection of Martingale Road and Corporate Crossing, IL Route 72 and National Parkway, IL Route 72 and Mall Drive, and IL Route 72 and Martingale Road. BLA will also prepare traffic signal replacement plans for the intersection of Schaumburg Road and Wildflower Lane. This work shall consist of proposed signal sheets, proposed cable sheets, any necessary detail sheets, and one summary of signal quantity sheets. Scope will also include coordination with IDOT's and CCDOTHs Traffic Signals Unit through the Permit Department.

Lighting Plans:

BLA along with their sub-consultant AMES Engineering, Inc will prepare the roadway lighting plans for the relocation of light poles along the project limits. The scope shall include photometric calculations, proposed lighting plans, estimates, and specifications. It is anticipated that two meetings will be required with the Village for coordination on the lighting type, locations, and details. This scope also includes retrofitting existing street lights with LED.

Structural Plans:

Three segmental concrete block retaining walls less than 7' in height and one retaining wall approximately 9' in height will be designed along the path along IL Route 72. Plan with elevation and a typical section will be prepared showing the height and limits of the proposed wall. The IDOT Guide Bridge Special Provision for segmental concrete block retaining walls will be used as the primary method of construction and payment. Additional sheets may be required for further details and/or soil boring logs.

The four wall locations are as follows:

- Retaining Wall #1: IL Route 72, Sta. 105+40.83 to 106+30.83
- Retaining Wall #2: IL Route 72, Sta. 110+20 to 113+57.50
- Retaining Wall #3: IL Route 72, Sta. 134+52.52 to 137+85.00
- Retaining Wall #4: IL Route 72, Sta. 138+40.42 to 141+52.88

ADA Plans:

BLA will prepare ADA plan sheets for all pedestrian roadway crossings within the project limits. The plan sheets will incorporate grades, slopes, stationing offset, northing and easting, all detectable warning panels specified. Detectable warning panel installation will be clearly labeled to enable field layout including panel sizes, radii (if applicable) and dimensions as appropriate. It is anticipated that the locations for ADA improvements include;

- Schaumburg Road:
  - Whitman Drive (2 corners)
  - Lincoln Meadows Drive (2 corners)
  - Wildflower Lane (3 corners)
  - Office Woodfield Preserve Entrance West (2 corners)
  - Office Woodfield Preserve Entrance East (3 corners)
- Martingale Road:
  - Schaumburg Road (1 corner)
  - Holiday Inn Express (4 corners)
  - Chicago Marriott (5 corners)
  - Mid Block Crossing (3 corners)
  - Office Unicom (4 corners)
  - Corporate Crossing (4 corners)
  - Office Martingale Rd LLC (2 corners)
  - Higgins Road (6 corners)
- Corporate Crossing
  - Spring Creek Circle (4 corners)
  - Office 300 (4 corners)
- Higgins Road
  - National Parkway (2 corners)
  - Wildfire Restaurant (2 corners)
  - Comfort Inn (2 corners)
  - Chase Bank (2 corners)
  - Meacham Road (2 corners)
  - Corporate Center (3 corners)
  - Patrick Volo (2 corners)
  - Mall Drive (2 corners)
  - Shell Gas Station (2 corners)
  - Best Western (2 corners)

A separate plan sheet will be prepared for the mid-block crossing identify location of beacons, dimensions, material type, etc.

Village Details / IDOT Details / Project Specific Details:

Village and IDOT District One standard details will be utilized as necessary and included in the plan set. Where standard details are not available, BLA will develop project specific details. These details include but not limited to construction entrances, approaches, special drainage connections, sidewalk connections, sign details, etc. as well as incorporation and any special modifications to Village standard details.

Cross Sections:

The cross-section sheets will have a half cross sections every 50 feet and as well as at all sideroads, driveways, and other major features to enhance the design such as wall locations, major profile or grade changes, or drainage crossings. They will show the existing and proposed path, existing and proposed utilities, cut and fill, unsuitable material per construction stage, etc. at 10-scale horizontal and 5-scale vertical. The cross section will also show the centerline, PGL and edge of path call outs with elevations as well as any land acquisition required for the project. Cross sections will be developed for all path locations.

Estimates

BLA will prepare the following estimates for the project:

- Estimates of Cost with and without Prices (BLR 11510) as required by IDOT.
    - Detailed estimates of cost will be prepared and provided at the preliminary, prefinal, and final submittals. The forms will be prepared and updated per each submittal and utilize recent unit price results.
- Cost Breakdowns for Lump Sum Items
- Estimates of Time Required (BDE 220A)

Specifications & Special Provisions

BLA will prepare the required technical special provisions as required by the specific elements of the project, which augment the IDOT Standard Specifications for Road and Bridge Construction, including associated check sheets for Bureau of Local Roads Special Provisions, Recurring Special Provisions, Bureau of Design and Environment (BDE), and BLRS District 1. The special provisions will include all necessary permits, SWPPP, NOI, and LPC 663 / CCDD,

Task 3 - Utility Coordination

BLA will update the JULIE One-Call Design Ticket performed in the Phase I to obtain current atlases of utility facilities within and adjacent to the project. These atlases will be reviewed and cross checked against the topographic survey and a site visit will be performed to confirm the accuracy of the existing facilities. All utilities will be analyzed for conflicts with the proposed improvements, which consists of the final condition as well as temporary conditions throughout construction. A conflict list and exhibits will be prepared for each utility company identifying locations of direct conflicts and "watch & protect" locations. These documents will be submitted to the utility companies at various stages throughout the Phase II design to initiate communication and coordinate potential relocations. It is anticipated that the submittals will occur at the preliminary, prefinal, and final stages of the design. BLA will review utility relocation design drawings provided by each utility company as part of this task's scope of work. A detailed utility coordination record log will be developed and maintained throughout the Phase II process.

In addition, it is anticipated that scheduled utility coordination meetings will benefit the project to discuss potential utility conflicts. The hours for the scheduled utility meetings are included within the scope ***Agency Coordination & Meetings*** below.

Task 4 - Agency Coordination & Meetings

BLA will facilitate coordination meetings with the Village of Schaumburg and IDOT including associated correspondence via conference call, e-mail or in person, as required. A Village Phase II Kickoff Meeting and IDOT BLRS D1 Phase II Kickoff Meeting are assumed to be attended by the BLA project manager and other BLA staff. Additional coordination meetings are anticipated with other agencies including Cook County, permitting, local businesses, and Private Utility Companies

- Consultant & Village
  - Kickoff Meeting (1)
  - Coordination Meetings (4)
- IDOT BLRS Phase II Kickoff Meeting (1) and other IDOT Meetings (3)
- Cook County - DOT (1)
- Local Businesses (5)
- Private Utility Company Meetings (3)

In addition, included in this task are three (3) field site visits for topography survey accuracy, plan comparison, and field checks. Upon project letting BLA anticipates attending the pre-construction meeting.

- Plan in Hand Review / Field Check meetings (3)
- Pre-construction Meeting (1)

BLA will prepare appropriate exhibits, agendas, and meeting summaries for all meetings attended.

Task 5 - ESR Clearance Update

The environmental clearances will be evaluated for expiration and updated prior to the expiration date to be cleared for letting. The appropriate documents, IDOT online forms, exhibits, and coordination with IDOT will be assembled and submitted for renewal. The Natural Resources Review was received in May 2024 and is set to expire in May 2026. It is anticipated that the request for renewal will be necessary several times until the 2029 letting.

In addition, Higgins Road is under IDOT jurisdiction and therefore will require IDOT PESA / PSI. BLA will coordinate with IDOT regarding the PESA response which includes the IDOT form, location exhibits and quantities of all excavation per identified location along Higgins Road.

Task 6 – Field Reconnaissance and Wetland Delineation

BLA will perform a wetland delineation of the project site using methodology outlined in the Regional Supplement of 2010 Corps of Engineers Wetland Delineation Manual. The delineation will be completed based on conditions found during the field visit, soil maps, Cook County Wetland Map, National Wetlands Inventory, and the U.S. Army Corps of Engineers (USACE) Routine On-Site new Data Forms. Also, during the site visit, the wetlands' generalized quality ratings, according to Swink and Wilhelm (1994), plant community quality will be assessed, and the limits of the wetland will be flagged. Finally, during the site visit, wildlife and plant community qualities will be assessed. The limits of the wetland community will be field staked/flagged so that they can be located in relation to the project coordinate system by other Surveyors.

The results of the field investigation will be summarized in a letter report. The wetlands floristic inventory, index values and quality rating will be included along with exhibits depicting wetland

boundaries, project boundary, National Wetland Inventory, Soil Survey, Flood Insurance Rate Map, Cook County Wetland Map, NRCS wetland mapping, floodplain, USGS topography, site photographs and their locations and the U.S. Army Corps of Engineers (USACE) Routine On-Site New Data Forms. This information will be compiled in a format, which can be used as part of a USACE Joint Application package.

Task 7 - Permits

- US Army Corps of Engineers (USACE) 404 Permit: The required exhibits, specifications, data, and project information will be compiled and assembled in a permit application submittal package to the USACOE according to Section 404 of the Clean Water Act compliance. BLA will coordinate development of documents with the client and submit them for your review in draft form. This task may require coordination with the U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, Illinois Department of Natural Resources, North Cook County Soil and Water Conservation District and potentially other federal, state, and local agencies to coordinate permitting activities. BLA will coordinate with IDNR with the Natural Resources Review Consultation.

- IDNR: The required project information was compiled and assembled in a permit application submittal package to obtain a Consultation Termination Letter (EcoCAT) from IDNR in accordance with the required Cook County and Consultation under 17Ill.Adm. Code Part 1075.

- IEPA - Stormwater Pollution Prevention Plan (SWPPP): BLA will prepare the SWPPP form BDE 2342 and erosion control and sediment control plan measures for the proposed phase II improvements as it has been required to be prepared to comply with the provisions of the NPDES Permit Number ILR10, by IEPA for the storm water discharges from construction activities in a project with greater than 1 acre disturbances. Exhibits will be developed for inclusion into the SWPPP which will include site map indicating drainage patterns and approximate slopes before and after construction activities.

- Stormwater Permit / Review: The Village of Schaumburg is a partial waiver community and it is anticipated that the Village will review the stormwater requirements rather than Cook County. BLA will prepare the stormwater permit package which will include narrative, stormwater / storm sewer calculations, exhibits, and supporting documentation.

- North Cook County Soil Conservation District Required: The required project information compiled and assembled in an application submittal package to obtain a Soil Erosion and Sediment Control Review and Approval from NCSWCD to fulfill the requirements of the USACE and DuPage County Requirements.

Task 8 – Geotechnical and LPC 663 / CCDD

Soil borings will be obtained as needed for the bike path as well as soil samples for the purposes of CCD testing. Additionally, structural borings will be obtained for two retaining walls for the purposes of the Structural Geotechnical Report. Additional details in regards to locations and depths of the borings can be found in Rubino's Scope of work attached. Pavement cores are not included in the scope of work. The geotechnical reports will be transmitted electronically to the Village for their files.

The work will be prepared by BLA's sub-consultant. Refer to the attached scope of work from BLA's subconsultant.

During Phase I a Preliminary Environmental Site Assessment was performed. The results of the assessment identified 24 areas within the project limit that have recognized environmental conditions. These locations were evaluated during the soil sampling for the LPC-663 which was completed. This task includes review and inclusion of the LPC 663 into the contract plans and documents. This task also includes necessary PSI to be completed per the findings of the Phase I PDR.

The work will be prepared by BLA's sub-consultant. Refer to the attached scope of work from BLA's subconsultant.

Task 9 – Land Acquisition

There are 20 parcels that require temporary easements and or proposed right-of-way. BLA's sub-consultant will perform the necessary land acquisition services which include appraisals, negotiations, and acquisition. The process will follow the IDOT Land Acquisition Negotiation guidelines. The expectation of the negotiator shall continue until a settlement is reached which may included phone calls, in person meetings, emails, etc. After the negotiations have began, weekly summaries shall be emailed to the Village of Schaumburg. Also included is the completion of the closing documents for attorney approval after a settlement has been reached. BLA shall coordinate efforts with Village and the sub-consultant and provide additional information if necessary such as clarifications, back up documentation and exhibits.

Refer to the scope of work and fee proposal from Santacruz for this task, attached.

Task 10 - Administration & Management

This item includes general internal project management, project start up, staffing, scheduling, invoicing, budget control, contract administration, documentation, and in-house project coordination. In addition, this task consists of STP Application preparation / submittal, STP Quarterly Report updates and sub-consultant management.

Task 11 - QC/QA:

BLA will perform the QC/QA throughout the project; the detailed QC/QA will be emphasized at the time of the three-milestone submittals. All reviews, even those in addition to the three milestone submittals, will be documented via pdf / Bluebeam and internal comments disposed of after each review. This effort includes QC/QA oversight for sub-consultants' tasks.

Task 12 - Post-Design Services (Phase III Assistance)

BLA will respond to requests for information (RFI) during construction. It is anticipated that due to the scale and complexity of the project, the Contractor may submit RFIs requesting alternative construction methods, procedures, or sequences that may require approval by the Designer.

BLA will review all shop drawings and related construction submittals for designer review for this project. Construction submittals are anticipated to be associated with railings, retaining walls and ADA improvement related items, as needed.

BLA., Inc.
7/15/2026

NOT INCLUDED SCOPE OF WORK ITEMS

The following items are not included in the Phase II project scope of work but can be added at the Village's request throughout the design process.

- *Topographical Survey (Provided scope/fee incase survey is needed)*
- *Structural Design –Box Culverts, etc (outside of the identified retaining walls)*
- *Tree Health, Species, and Condition Survey*
- *Storm Sewer / Sanitary Sewer Televising*
- *US Fish and Wildlife Bat Assessment*
- *Phase III Construction Engineering*
- *Electrical / Lighting Design*
- *Watermain Design*
- *Irrigation / Landscaping Design*

Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ANNIVERSARY RAISE

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Prime Consultant (Firm) Name	Prepared By	Date
BLA, Inc	Matthew Cesario	7/10/2026

Consultant / Subconsultant Name	Job Number
BLA, Inc	

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

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	12	MONTHS	OVERHEAD RATE	113.97%
START DATE	9/1/2026		COMPLEXITY FACTOR	0
RAISE DATE	ANNIVERSARY		% OF RAISE	3.00%

ESCALATION PER YEAR

DETERMINE THE MID POINT OF THE AGREEMENT

6

CALCULATE THE ESCALATION FACTOR TO THE MIDPOINT OF THE CONTRACT

1.50%

The total escalation for this project would be: **1.50%**

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
BLA, Inc	

PAYROLL RATES

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

MAXIMUM PAYROLL RATE	**90.00**
ESCALATION FACTOR	**1.50%**

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

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Principal	$90.00	$90.00
Director of Structural Engineering	$90.00	$90.00
Director of Environmental Services	$64.00	$64.96
Director of Municipal Services	$76.00	$77.14
Director of Design	$80.00	$81.20
Senior Project Manager	$90.00	$90.00
Senior Transportation Engineer	$78.35	$79.53
Senior Drainage Manager	$68.00	$69.02
Project Manager	$59.50	$60.39
Project Engineer	$47.50	$48.21
Design Engineer	$41.22	$41.84
Senior Structural Engineer	$76.00	$77.14
Structural Engineer II	$46.50	$47.20
Structural Engineer I	$40.95	$41.56
Engineering Intern	$22.00	$22.33

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
BLA, Inc	

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

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

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Per Diem (per Federal GSA)	Up to the federal maximum			$0.00
Lodging (per Federal GSA)	Actual Cost (up to the federal rate maximum)			$0.00
Lodging Taxes and Fees (per Federal GSA)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per Federal GSA)	Up to federal rate maximum			$0.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90.00/full day	25	$90.00	$2,250.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)	3516	$0.19	$668.04
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			$0.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Permit Fees	(ECOCAT, NCSWCD, etc.)	1	$1,000.00	$1,000.00
				$0.00
				$0.00
			TOTAL DIRECT COSTS:	**$3,918.04**

Local Public Agency: Village of Schaumburg

County: Cook

Section Number:

Consultant / Subconsultant Name: BLA, Inc

Job Number:

COST ESTIMATE WORKSHEET

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

OVERHEAD RATE 113.97%

COMPLEXITY FACTOR 0.00%

TASK	DIRECT COSTS	MANHOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Task 1: Data Collection / Review		40	2,072	2,362	665		5,099	0.54%
Task 2: Plan Prep & Con Doc	665	3102	161,212	183,734	51,742	149,533	546,886	57.50%
Task 3: Utility Coordination		80	3,899	4,444	1,251		9,594	1.01%
Task 4: Agency Coor & Meetings	1,983	104	6,127	6,982	1,966		17,058	1.79%
Task 5: ESR Clearance Update		16	869	990	279		2,138	0.22%
Task 6: Wetland Delineation	180	64	3,936	4,486	1,263		9,865	1.04%
Task 7: Permits	1,000	132	7,944	9,054	2,550		20,548	2.16%
Task 8: LPC 663 / CCDD		16	966	1,101	310	50,491	52,868	5.56%
Task 9: Land Acquistion		24	1,352	1,541	434	223,000	226,327	23.80%
Task 10: Admin & Management		120	7,580	8,639	2,433		18,652	1.96%
Task 11: QC/QA		120	8,694	9,908	2,790		21,392	2.25%
Task 12: Post Design Services	90	120	8,342	9,507	2,677		20,616	2.17%
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Subconsultant DL					(0.13)		-	0.00%
TOTALS	3,918	3938	212,993	242,748	68,360	423,024	951,043	100.00%

The subconsultant fee has been adjusted due to the 15% fi

Department use only

PR + OH =	$	455,741.00
PR+OH+DC+FF =	$	531,957.00
FF without Subconsultant DL=	$	68,361.00

RESOLUTION NO. R-25-____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT FOR MARTINGALE ROAD AND HIGGINS ROAD BIKE PATH - PHASE II DESIGN SERVICES WITH BLA, INC

WHEREAS, the President and Board of Trustees wish to execute an agreement with BLA, Inc. of Itasca, IL for the Martingale Road and Higgins Road Bike Path – Phase II Design 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 BLA, Inc. of Itasca, 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
Martingale Road and Higgins Road Bike Path - Phase II Design Services

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: BLA, Inc.
Street Address: 333 Pierce Road, Suite 200
City, State, Zip: Itasca, IL, 60143
Telephone: (630) 438-6400
Email: dbruckelmeyer@bla-inc.com

B. Project Description.
Phase II Design Services for the Martingale Road and Higgins Road Bike Path.

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 $951,043.00, 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: Ogar Somo
E-mail: osomo@schaumburg.com

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

Consultant Firm Name: BLA, Inc.
Street Address: 333 Pierce Road, Suite 200
City, State, Zip: Itasca, IL, 60143
Attention: Dan Bruckelmeyer
Facsimile: _____
Email: dbruckelmeyer@bla-inc.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: _____ BLA, INC.

TITLE: PRESIDENT/CEO

ATTEST:

By: _____ BLA, INC

TITLE: VICE PRESIDENT

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

AGENDA ITEM SUMMARY

Recommendation to Approve the Finance Department Monthly Report for June 2026
08/25/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026 June Finance Monthly Report.pdf

FINANCE DEPARTMENT MONTHLY REPORT

June 2026

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

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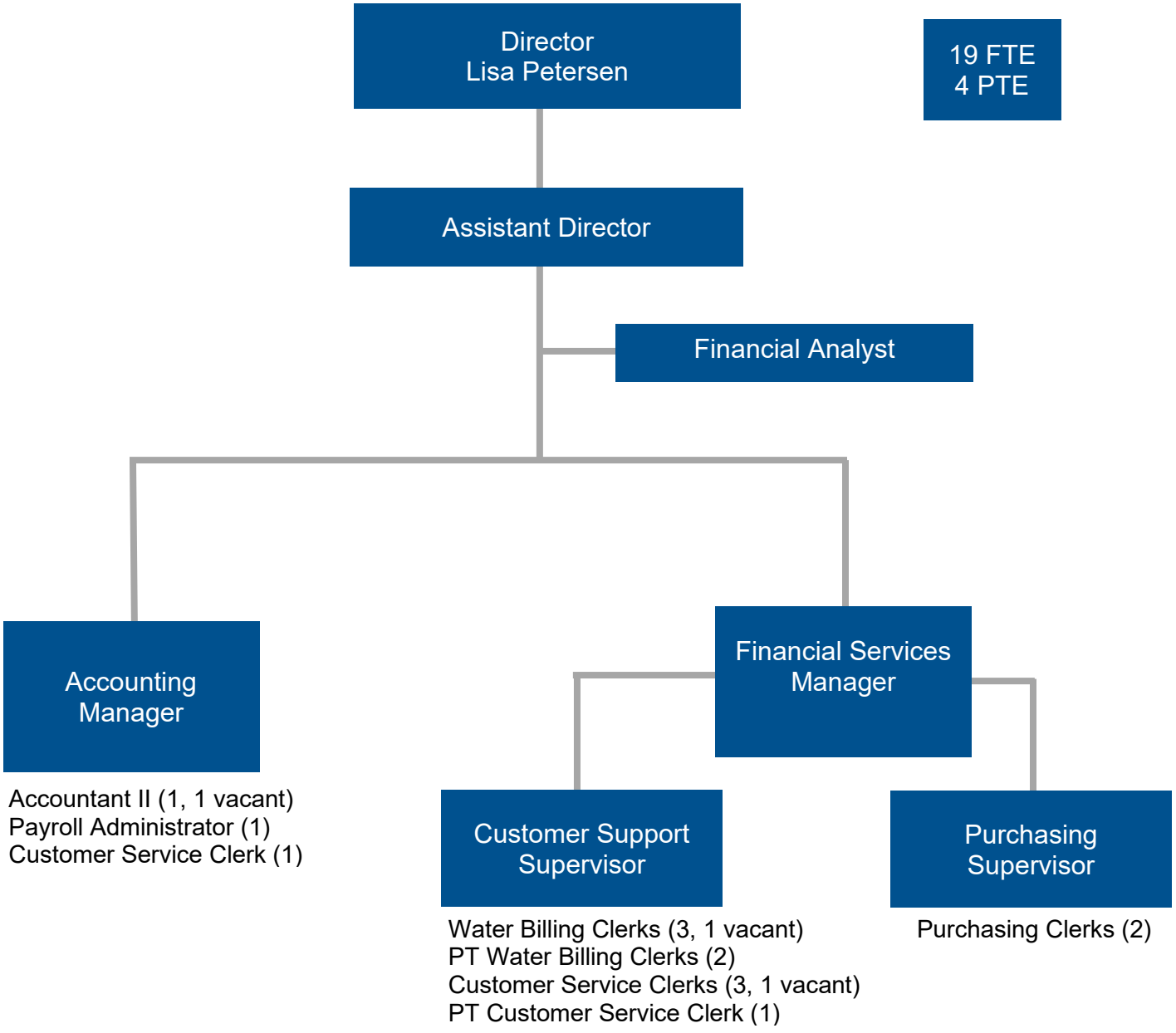
ORGANIZATION CHART



DEPARTMENT OVERVIEW

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

There are three divisions within the Finance Department:

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

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

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

KEY ACTIVITIES

- The Purchasing Division is busy processing bills lists for both FY25/26 and FY26/27.
- Finance Management completed and presented to FLAGG a 3-year Action Plan for addressing challenges identified in the Strategic Plan.
- The Accounting Division continued work for year-end close.
- The Utility Billing and Customer Service teams are very busy as Summer is always a heavy time for residents to move in and out of the Village.

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 May totaled $4,998,821. Expenditures for the period totaled $5,578,249. Year-to-date expenses exceed revenues by $438,892.

Hotel/Convention Center Fund (590)

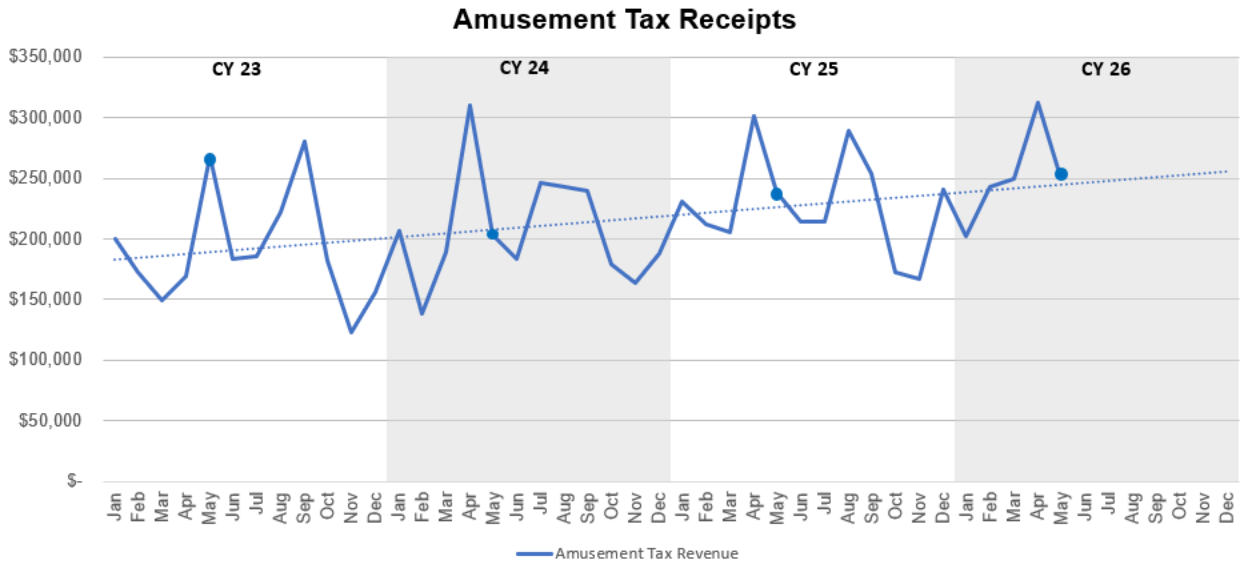
The Hotel and Convention Center Fund accounts for the receipt of various revenues earmarked for payment of debt on the bonds issued to fund the construction of the property. A total of $2,572,806 was earned as revenue in the Hotel and Convention Center Fund in May.

The Hotel Tax receipts portion of these deposits was $179,498, which was below the projected amount of $348,780. The Food and Beverage Tax receipts portion of these deposits was $284,425, which was below the projected amount of $315,136. The Amusement Tax receipts were $251,009, which was below the projected amount of $331,927. The remaining deposits of $1,857,874 are made up of other revenues including $120,497 in interest earned from investments.

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

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

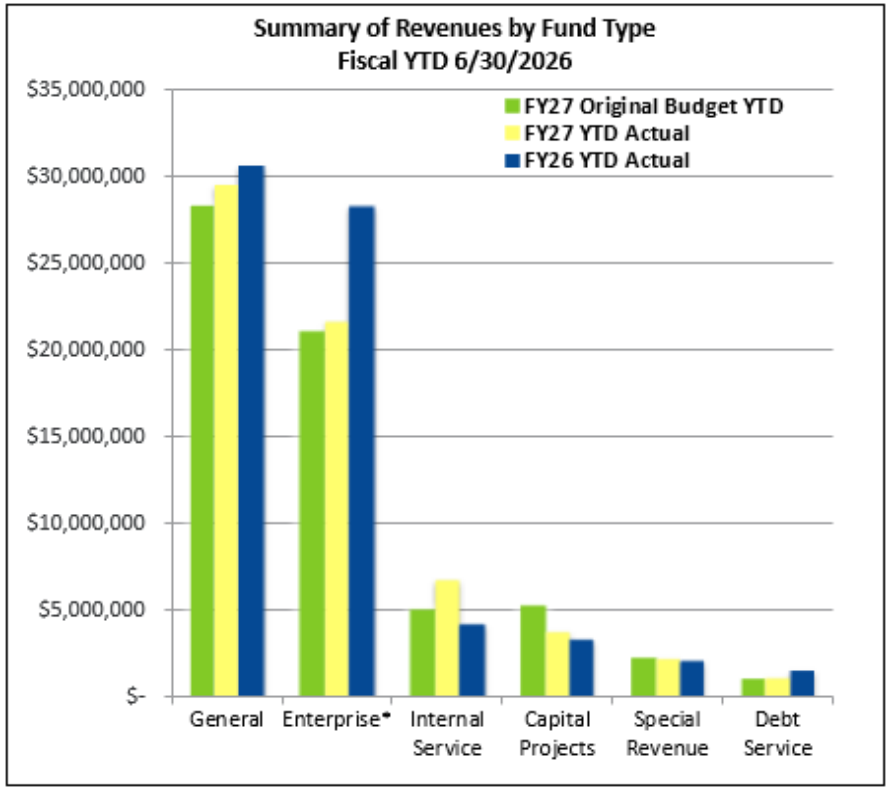
Amusement Tax – 100% of receipts are used to support the Hotel and Convention Center. Therefore, these revenues are reported on a calendar year basis to be consistent with the facility's budget. May tax receipts, which reflect April sales, totaled $251,009, a $12,070 or 5.1% increase compared to the same month last year. Due to the transition between tax portal systems, delinquencies will not be reported for this month's report but will be as soon as the figures are ready to be reported.

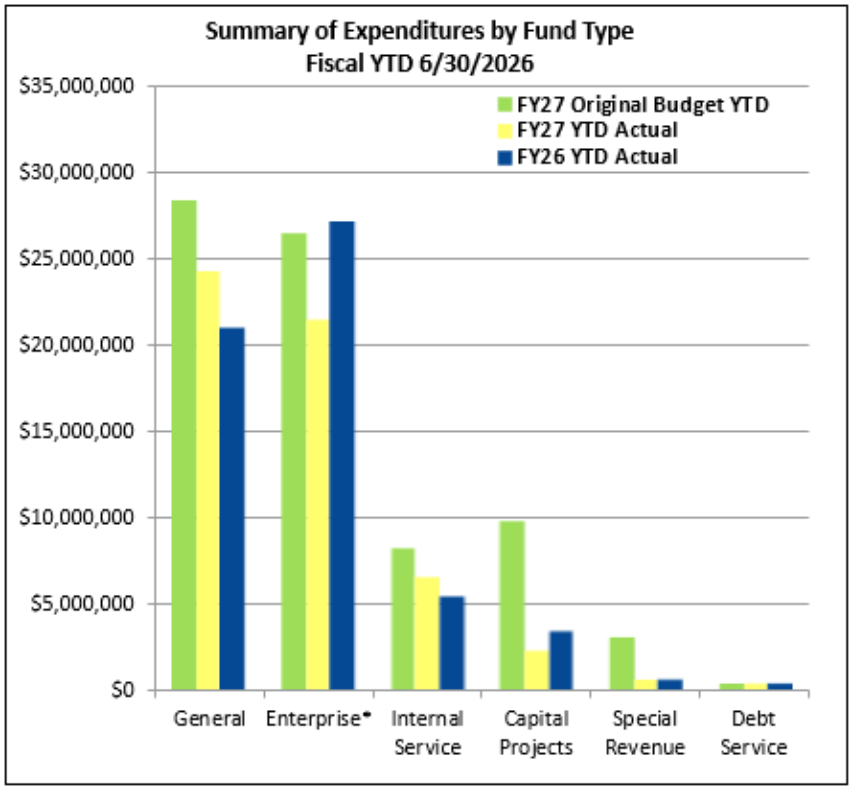


Baseball Fund

The Schaumburg Boomers baseball team occupies Wintrust stadium. There is no debt outstanding. YTD expenses exceed revenues by $89,048 including a non-cash charge for depreciation of $175,000.

REVENUE & EXPENSES BY FUND TYPE





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

GENERAL FUND

For June, General Fund revenues totaled $11,311,612 and expenditures totaled $9,308,582 resulting in an operating surplus of $2,003,031. From a budget perspective, we expected expenses to exceed revenues by $440,954 in June. Further details of revenues and expenditures are provided below.

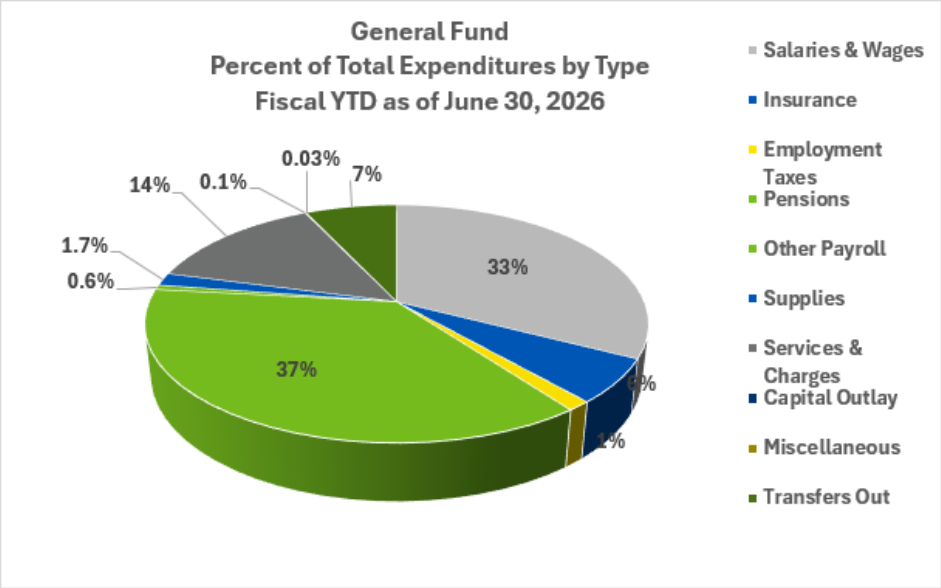
	MTD Original Budget	MTD Actual	YTD Original Budget	YTD Actual
Revenues	$ 10,031,002	$ 11,311,612	$ 28,317,668	$ 29,556,185
Expenditures	$ 10,471,956	$ 9,308,582	$ 28,274,516	$ 24,140,913
Excess (Deficiency)	$ (440,954)	$ 2,003,031	$ 43,152	$ 5,415,271

Revenues in the General Fund for June totaled $11,311,612 which was 12.8% above budgeted amounts of $10,031,002. The variance is due to the receipt of property taxes. Cook County has sent the Village more property taxes than what was levied, however, they cannot explain why and their reporting system is not working properly. Accounting staff identified other funds that should have received property taxes but didn't. We've been working with Cook County to resolve the issues, but progress is slow.

General Fund Revenue Type	MTD Original Budget	MTD Actual	$ Variance	% Variance	YTD Original Budget	YTD Actual	$ Variance	% Variance
Taxes	$ 3,425,899	$ 4,783,830	$ 1,357,930	39.6%	$ 14,436,964	$ 16,038,953	$ 1,601,990	11.1%
Licenses & Permits	280,055	321,238	41,183	14.7%	543,225	509,513	(33,711)	(6.2%)
Intergovernmental	4,523,298	4,669,933	146,635	3.2%	9,755,295	10,310,288	554,992	5.7%
Charges for Services	1,281,136	1,030,427	(250,709)	(19.6%)	2,549,272	1,681,970	(867,302)	(34.0%)
Fines & Forfeits	166,204	171,761	5,557	3.3%	324,277	341,036	16,759	5.2%
Investment Income	124,625	188,099	63,474	50.9%	249,250	318,414	69,164	27.7%
Miscellaneous	67,048	66,919	(129)	(0.2%)	133,909	197,200	63,291	47.3%
Operating Transfers	162,738	79,405	(83,333)	(51.2%)	325,476	158,810	(166,666)	(51.2%)
Total Revenue	**$ 10,031,002**	**$ 11,311,612**	**$ 1,280,610**	**12.8%**	**$ 28,317,668**	**$ 29,556,185**	**$ 1,238,517**	**4.4%**

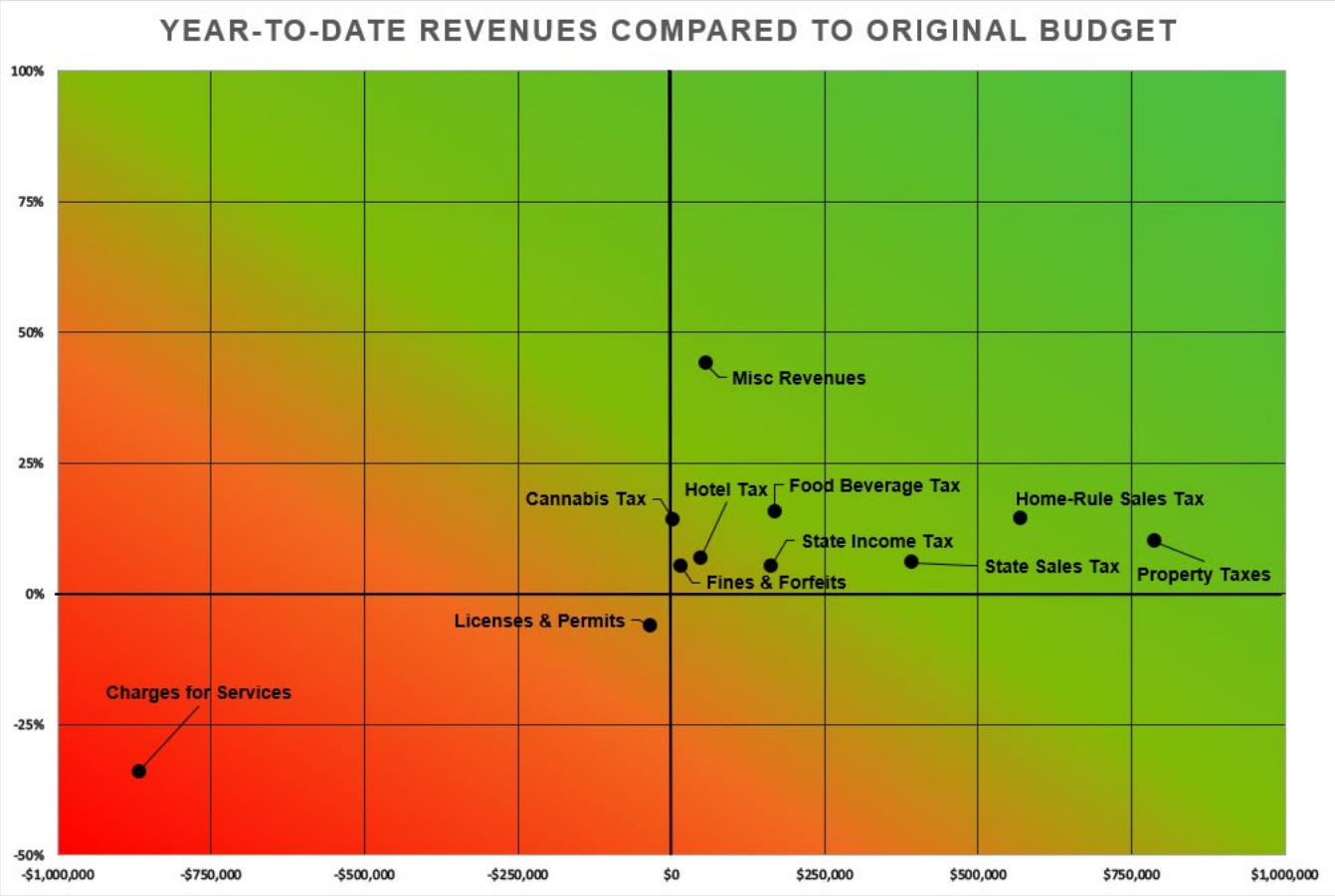
Expenditures in the General Fund for June totaled $9,308,582, which is 11.1% below budgeted amounts of $10,471,956.

General Fund Expense Type	MTD Original Budget	MTD Actual	$ Variance	% Variance	YTD Original Budget	YTD Actual	$ Variance	% Variance
Salaries & Wages	$ 4,368,084	$ 4,416,305	$ 48,221	1.1%	$ 10,920,210	$ 7,856,497	$ (3,063,713)	(28.1%)
Insurance	719,745	719,671	(74)	(0.0%)	1,439,491	1,439,020	(471)	(0.0%)
Employment Taxes	169,253	176,402	7,149	4.2%	423,840	313,914	(109,926)	(25.9%)
Pensions	1,919,713	919,748	(999,965)	(52.1%)	8,906,623	8,915,526	8,903	0.1%
Other Payroll	168,561	95,749	(72,812)	(43.2%)	204,973	155,356	(49,616)	(24.2%)
Supplies	382,488	373,534	(8,954)	(2.3%)	761,439	418,933	(342,506)	(45.0%)
Services & Charges	1,791,147	1,747,858	(43,289)	(2.4%)	3,712,010	3,327,916	(384,094)	(10.3%)
Capital Outlay	106,016	12,386	(93,630)	(88.3%)	212,033	15,105	(196,928)	(92.9%)
Miscellaneous	1,583	1,563	(20)	(1.3%)	3,167	7,916	4,749	150.0%
Operating Transfers Out	845,366	845,366	-	0.0%	1,690,731	1,690,731	-	0.0%
Total Expenditures	**$ 10,471,956**	**$ 9,308,582**	**$ (1,163,374)**	**(11.1%)**	**$ 28,274,516**	**$ 24,140,913**	**$ (4,133,602)**	**(14.6%)**


General Fund
Percent of Total Expenditures by Type
Fiscal YTD as of June 30, 2026
33%
2%
37%
0.6%
1.7%
14%
0.1%
0.03%
7%
Salaries & Wages
Insurance
Employment Taxes
Pensions
Other Payroll
Supplies
Services & Charges
Capital Outlay
Miscellaneous
Transfers Out

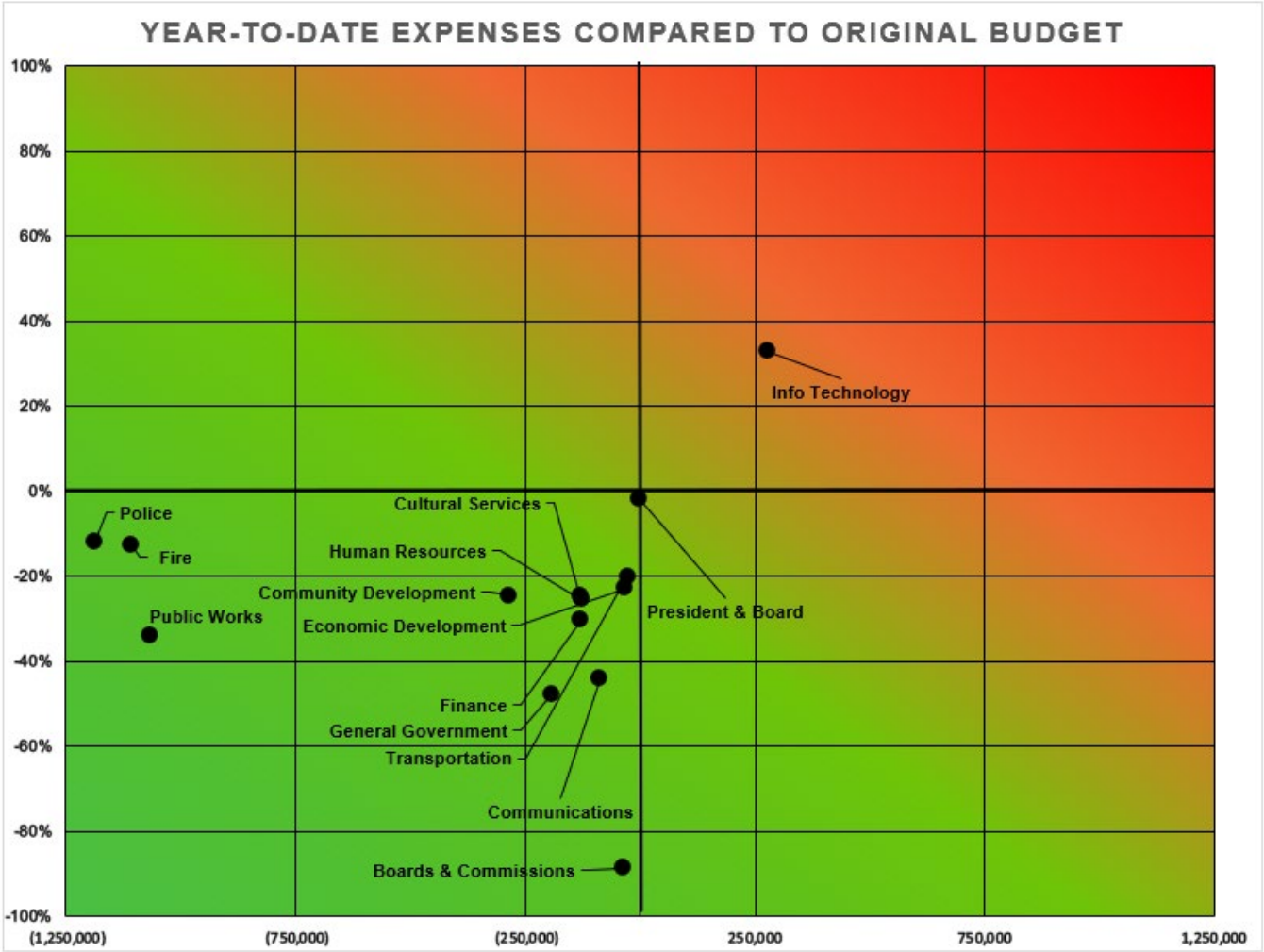
YEAR TO DATE GENERAL FUND REVENUES

The graph below visualizes how the YTD major General Fund Revenues compare to the FY 26/27 Budget Targets, both by dollar amount and percentage. Ambulance fees are under budget year-to-date bringing the charges for services category low respective to budget.

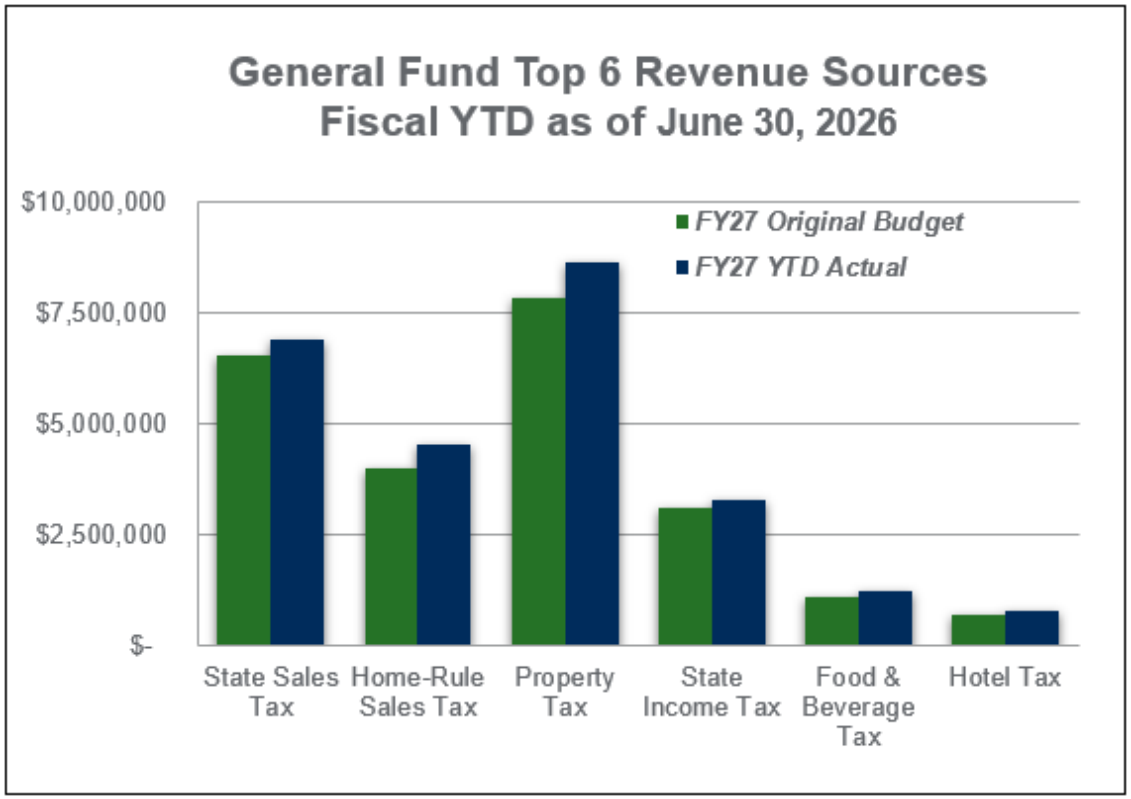


YEAR TO DATE GENERAL FUND EXPENSES

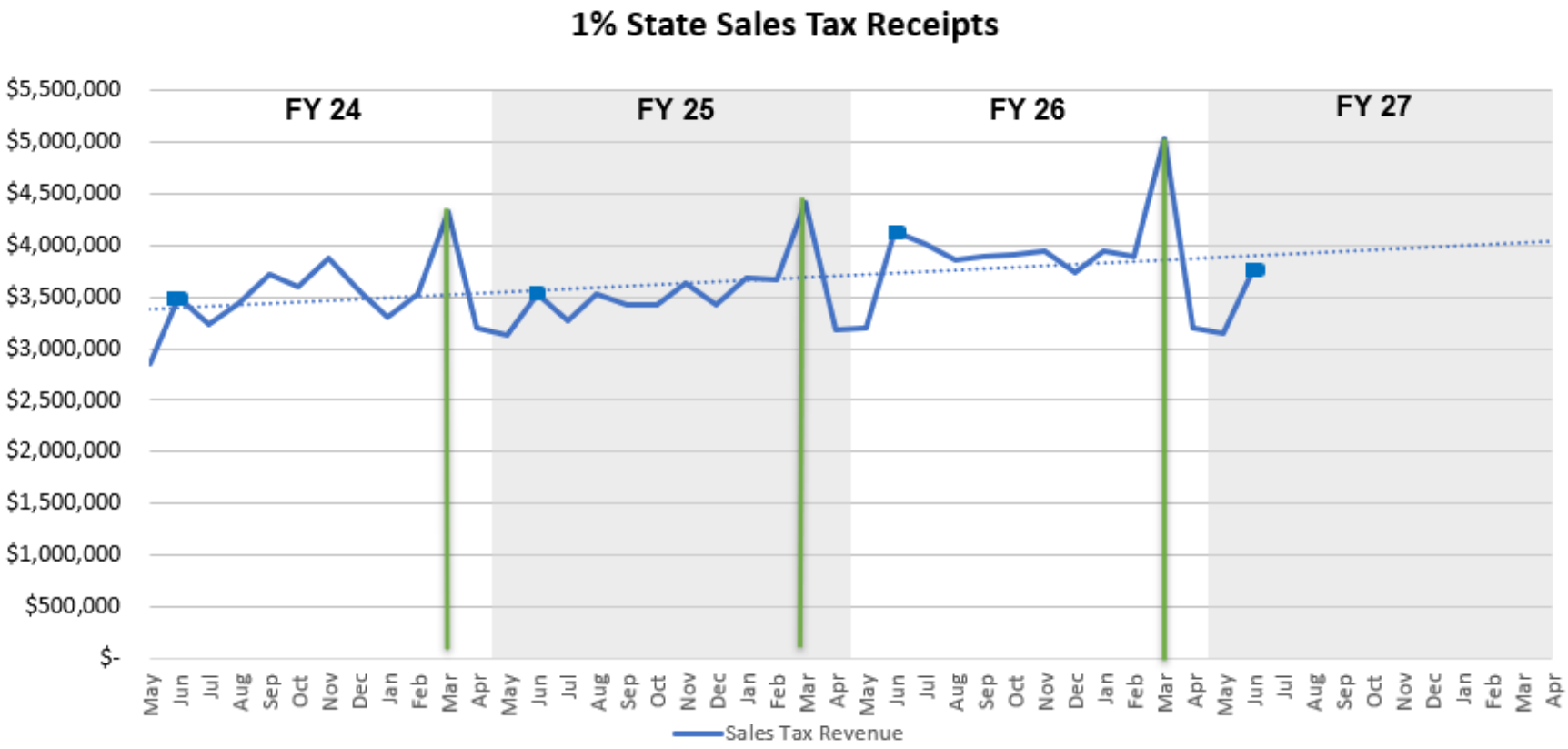
The graph below visualizes how the YTD Department General Fund Expenses compare to the FY 26/27 Budget Targets, both by dollar amount and percentage. Note, IT appears to be significantly over budget, however, this is due to the payment to Tyler Technologies for MUNIS. Over the course of the fiscal year, this one-time expenditure will come into alignment with budget.



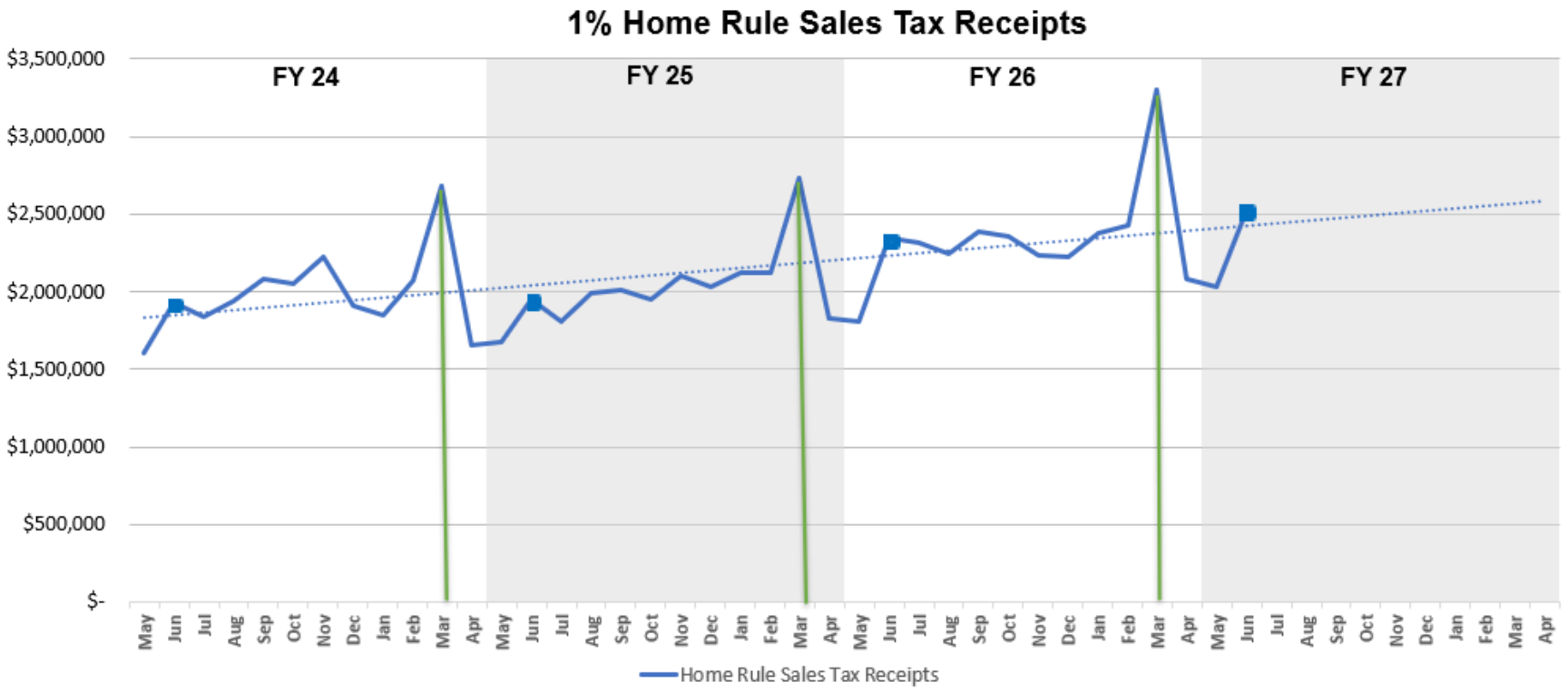
ANALYSIS OF KEY REVENUES



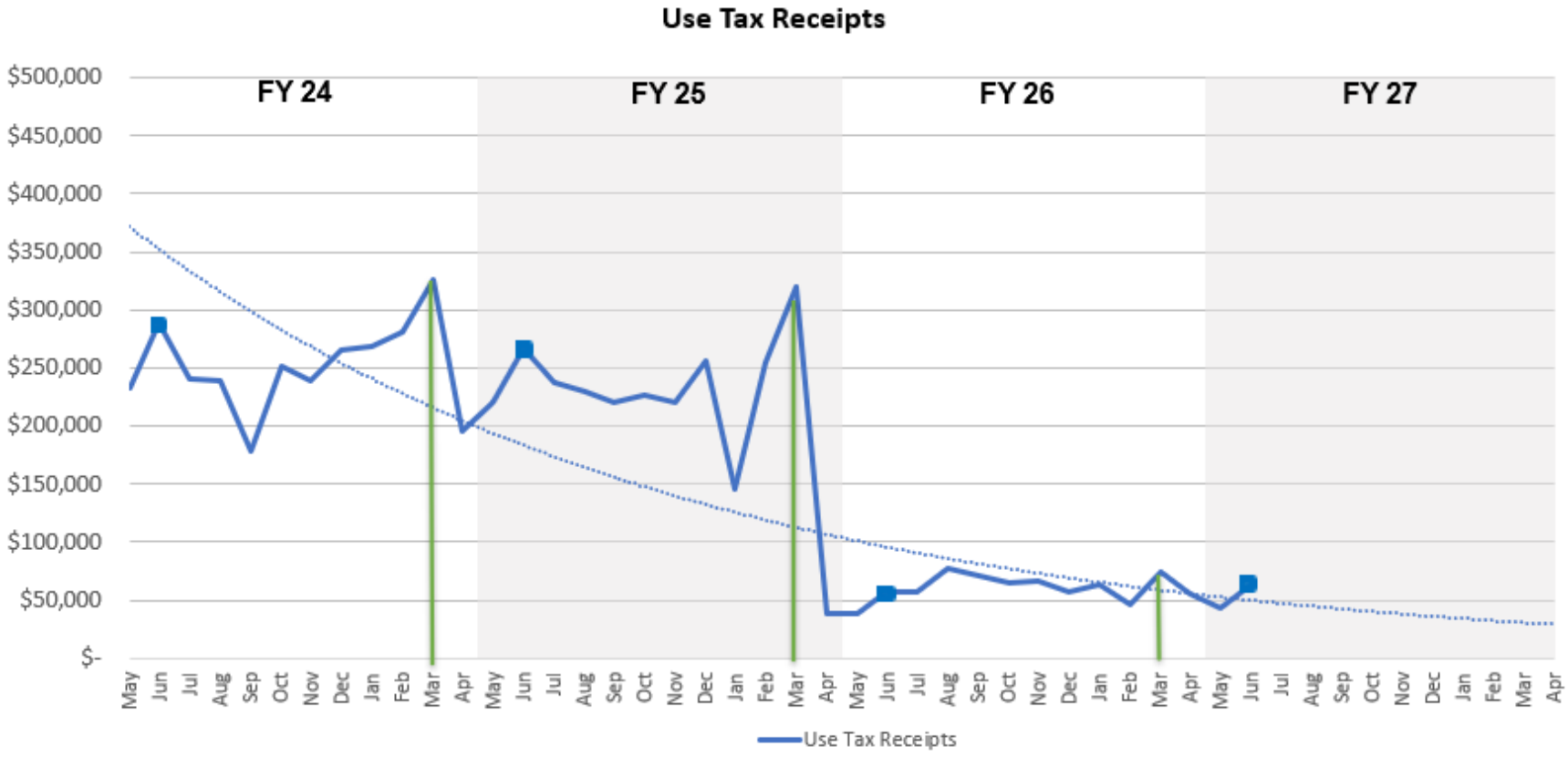
June **State Sales** tax receipts (General Fund), which were for March sales, totaled $3,772,054, a $357,863 or a -8.7% decrease compared to the same month last year. The peak values in this chart reflect March revenues, which correspond to December sales. The decline is largely driven by the implementation of Grocery Tax legislation, which shifted revenue from grocery purchases to a separate revenue category rather than State Sales Tax.



June **Home Rule Sales** tax receipts (General Fund), which were for March sales, totaled $2,519,396, a $177,006 or a 7.6% increase compared to the same month last year. The peak values in this chart reflect March revenues, which correspond to December sales.

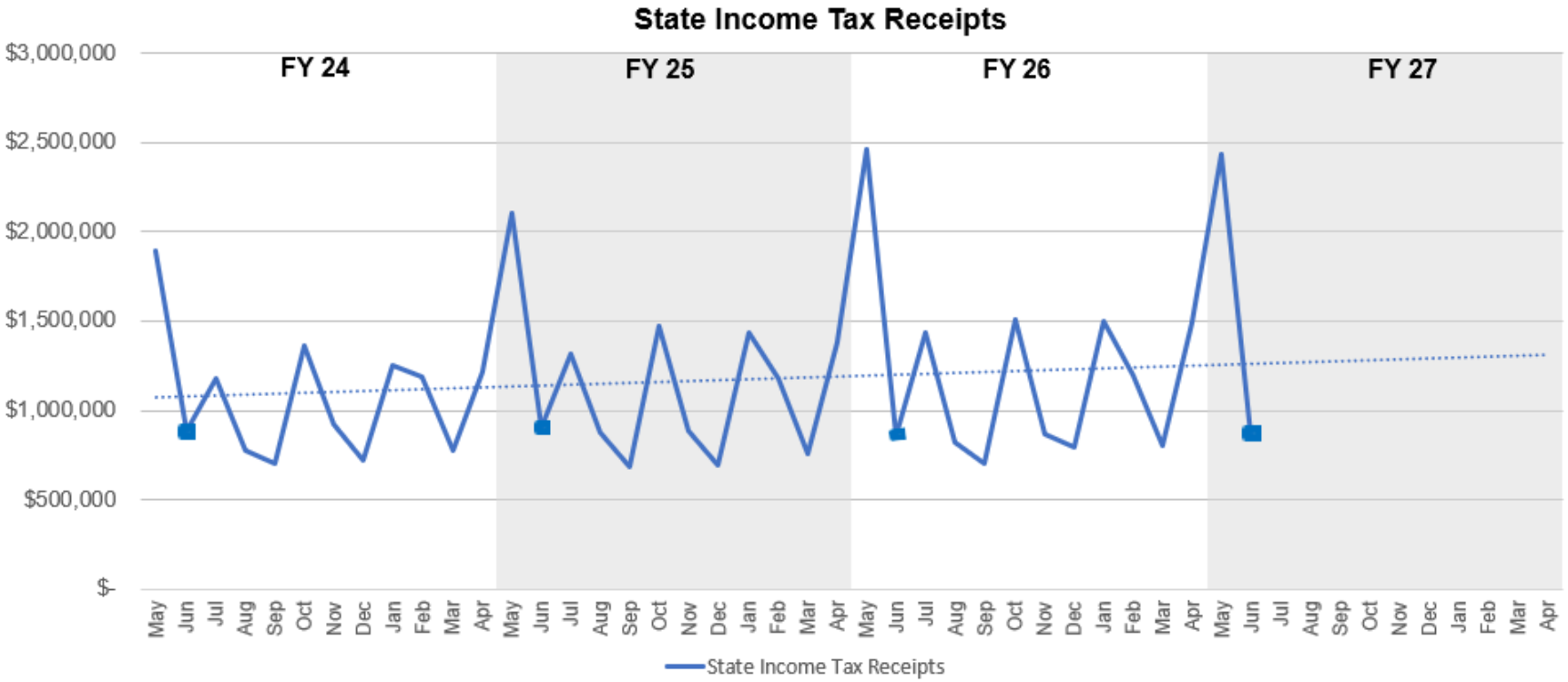


June **Use Tax** receipts, which were for March activity, totaled $62,670 a $5,651 or 9.9% increase, compared to the same month last year. Use Tax receipts are currently allocated to the Capital Improvement Project (CIP) Fund and the Building Replacement Fund. IML reports: *Use Tax distributions continue 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 FY26/27 Budget of $783,809.

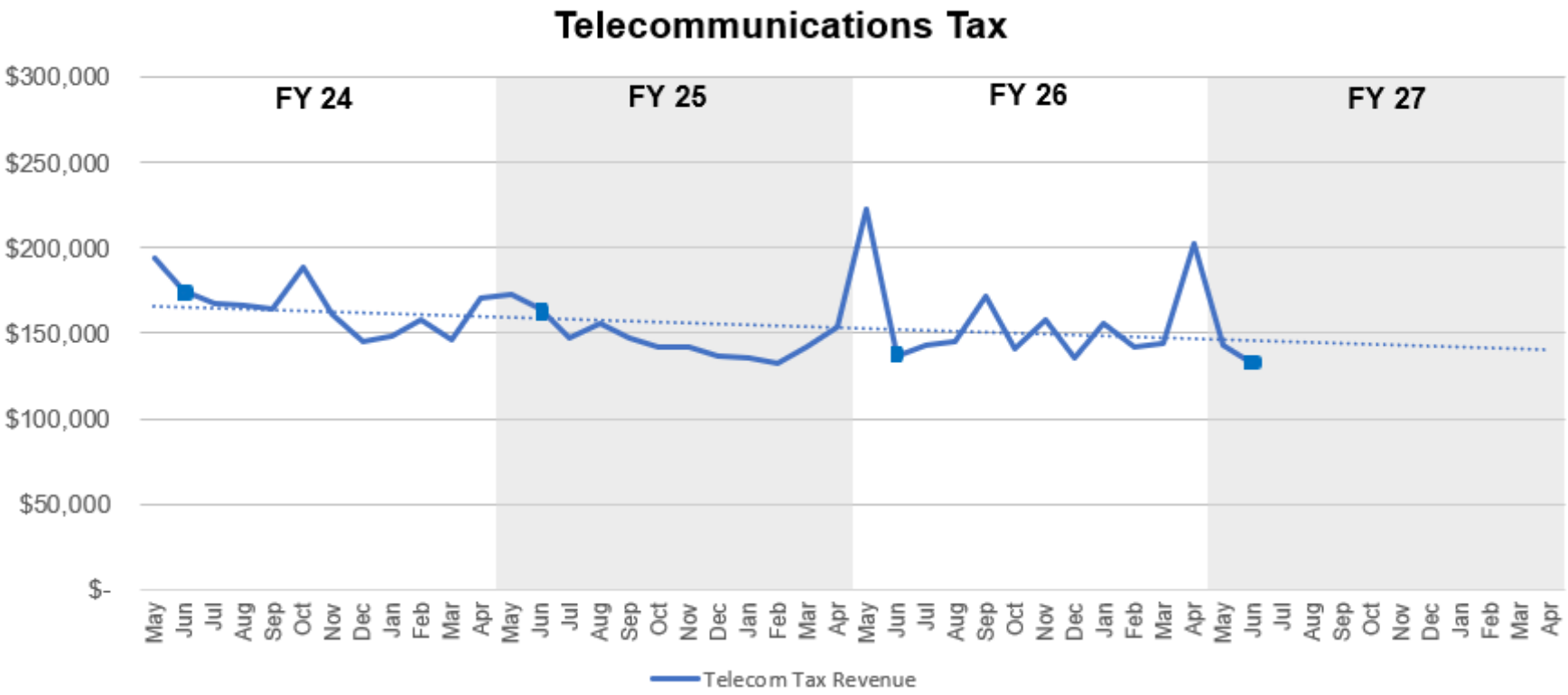


June **State Income Tax,** which are for May receipts, totaled $855,830, a $28,008 or 0.2% increase compared to the same month last year.

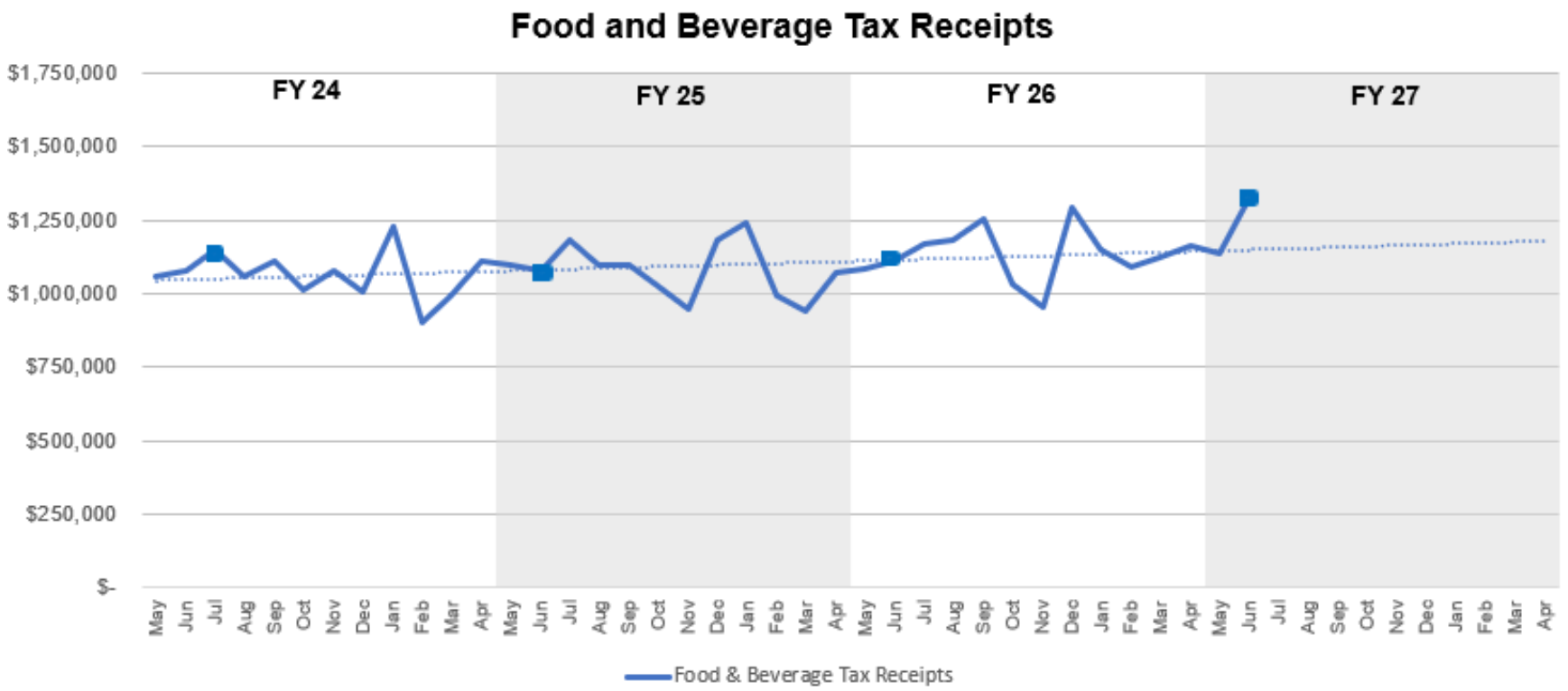
The State is distributing 6.47% of Income taxes to the Local Government Distributive Fund (LGDF), up from 6.16%, but still below the original allocation of 10%. The Village continues to advocate for restoration of this tax through its Legislative Action Plan.



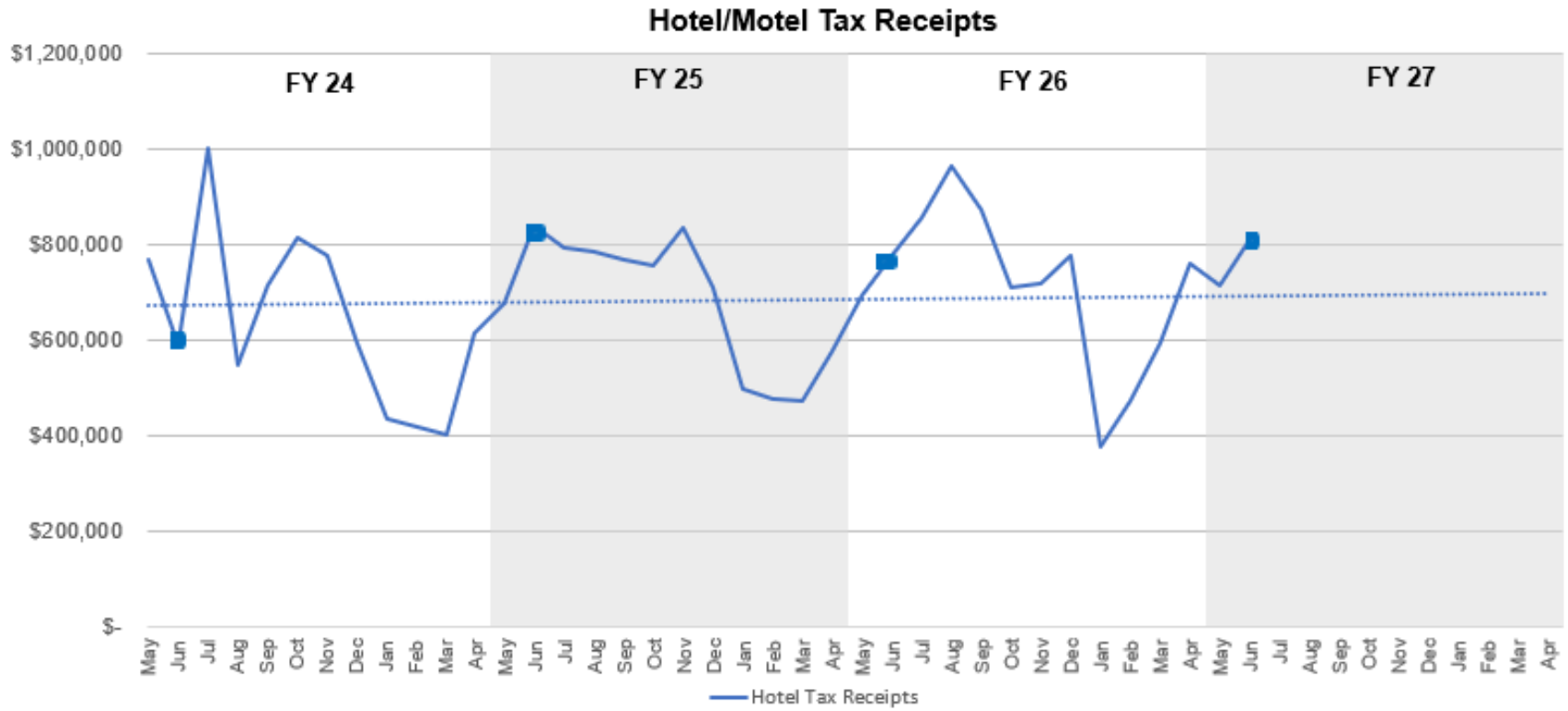
June **Telecommunications Tax** receipts, which represent March activity, totaled $132,722, a $3,547 or -2.6% decrease compared to the same month last year.



June **Food and Beverage Tax** receipts, which reflect May sales, totaled $1,318,510, a $204,770 or 18.4% increase compared to the same month last year. Similarly to Amusement Tax, due to the transition of Tax Portal systems, we do not have delinquency numbers for this month and will provide them on the report once they become available. The Finance Department is following established procedures to ensure all businesses are in compliance.



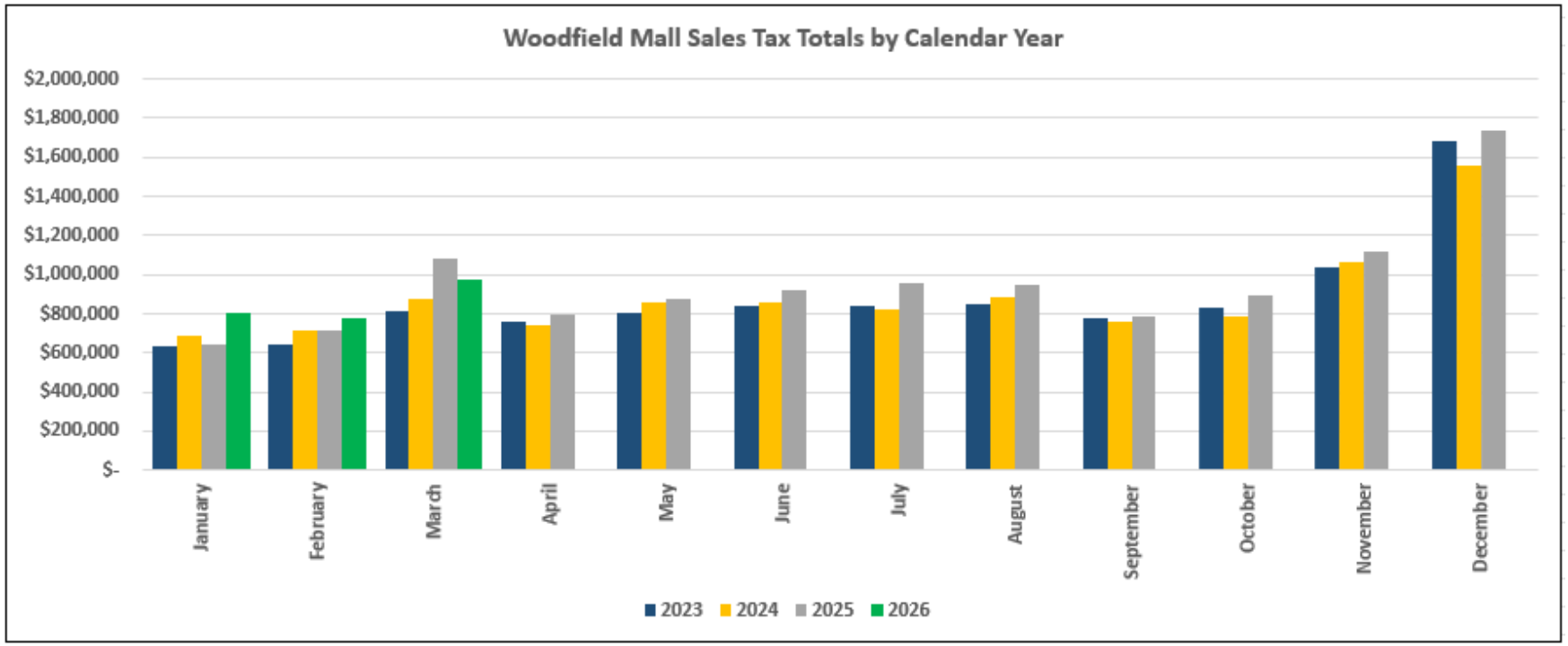
June **Hotel Tax** receipts totaled $810,399, which is a $31,890 or 4.1% increase compared to the same month last year. There were 9 delinquent taxpayers. Currently there are 35 active hotel/motel taxpayers, 31 hotels and 4 online travel companies. (Airbnb, Priceline, Rocket Travel, and Expedia - formerly 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 payment to MCNW was $103,918, bringing the Fiscal Year 25-26 YTD total paid to $430,947.

Woodfield Mall Sales Tax

The cumulative Woodfield Mall Sales Tax for the first quarter (Q1) of Calendar Year 2026 amounted to $2,555,180. Comparatively, during CY2025 and CY2024, the corresponding totals were $2,448,954 and $2,274,179, respectively. This demonstrates an increase of $106,226 or 4.3% from Q1 of CY2025 and $281,001 or 12.4% from Q1 of CY2024. These sales tax figures encompass both the State and Home Rule Sales Tax components. (The increase in March 2025 reflects the catch-up payment from Apple for several months of missing remittances.



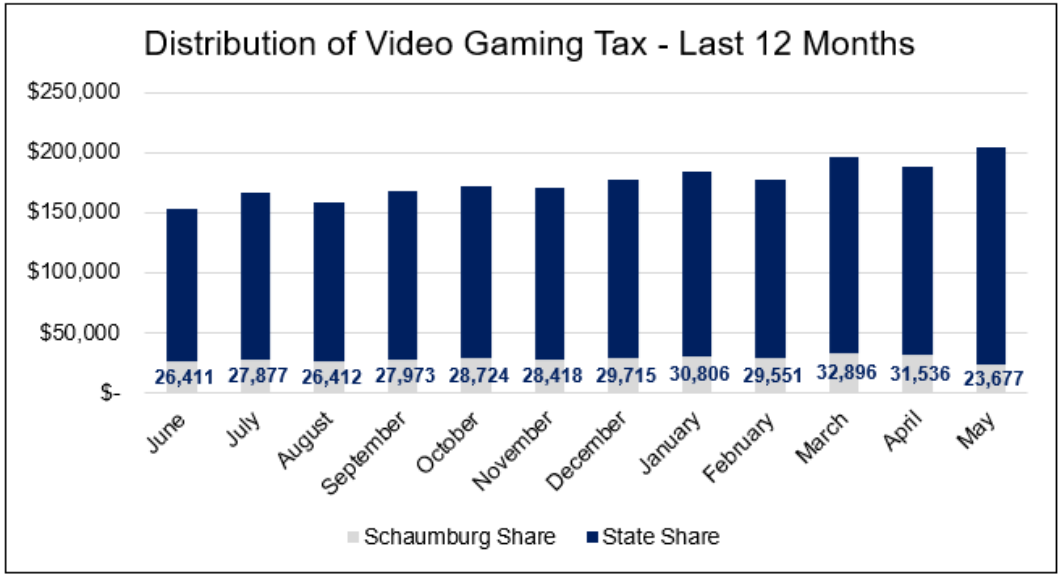
Woodfield Mall Top 10 Stores by sales tax generated are represented alphabetically in the table below. For the most part, the top 10 stores year over year remained the same except for the addition of **Texas De Brazil** and **The Finish Line** in the first quarter of Calendar Year 2026.

Top 10 Woodfield Mall Stores Home Rule and Municipal Tax			
Q1 - Calendar Year 2026	Calendar Year 2025	Calendar Year 2024	Calendar Year 2023
APPLE INC.	APPLE INC.	APPLE INC.	APPLE INC.
CHEESECAKE FACTORY	CHEESECAKE FACTORY	C D PEACOCK INC	C D PEACOCK INC
MACYS	**H&M**	CHEESECAKE FACTORY	CHEESECAKE FACTORY
NORDSTROM INC	LULULEMON	LULULEMON	JCPENNEY
PRIMARK	MACYS	MACYS	**LULULEMON**
SEPHORA	NORDSTROM INC	NORDSTROM INC	MACYS
TEXAS DE BRAZIL	PRIMARK	**PRIMARK**	NORDSTROM INC
THE FINISH LINE	SEPHORA	SEPHORA	SEPHORA
UNIQLO	UNIQLO	**UNIQLO**	**VICTORIAS SECRET**
ZARA	ZARA	ZARA	ZARA

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Video Gaming- the State of Illinois imposes a tax of 30% of net terminal income (NTI) earned on video gaming terminals (VGTs), of which 5/6 is retained by the state and the remaining 1/6 is distributed to municipalities. Additionally, the state imposes a 4% tax on NTI that was increased to 5% in the SFY2025 Budget. The state retains the entire portion of this tax, which is deposited into the Capital Projects Fund. Any licensed video gaming location may operate up to six (6) VGTs. To date, there are 19 Schaumburg businesses offering video gaming, with a total of 108 video gaming terminals as of May 2026.

In May 2026, gaming tax revenue of $23,677 was collected, contributing to a rolling 12-month total of $343,996. Displayed on the right is a listing of existing establishments along with their counts of VGTs.



Video Gaming May 2026	
Establishment Name	**VGT Count**
Bella Napoli	6
Blackhawk Restaurant and Bar	6
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
Jenny's - East Schaumburg	6
Jenny's - North Schaumburg	6
Jenny's - South Schaumburg	6
Jenny's - West Schaumburg	6
The Hideout	4
The Village Tavern & Grill	6
Westwood Tavern and Tap	4
	108

Other Tax and Financial Indices Information

Local Grocery Sales Tax FY 26/27 reflects the first full year of the locally adopted 1% Grocery Tax, which replaces the previously state-administered tax. The Village received $360,731 for the month of June, which reflects March sales. The FY 26/27 Budget is $4,202,400, YTD receipts total $715,660, thus so far, revenue is aligned with budget expectations.

Real Estate Transfer Tax receipts totaled $66,799 during June, a 28.9% decrease from the same month last year, bringing the cumulative revenue for this fiscal year to $125,365. A total of 182 stamps were issued in June, compared to 198 stamps in the same month last year, which is an 8.1% decrease.

Local Motor Fuel Tax is comprised of 15 gas stations remitting the $0.03/gallon local motor fuel tax. Receipts for June, which represent May sales, totaled $73,776, which is $13,578 or 22% higher compared to the same month last year. There is 1 delinquent taxpayer that Finance is working with to gain compliance. YTD revenues are $136,364; the total budget for this tax is $836,543.

Cannabis Tax revenue generated by adult-use cannabis sales began on January 1, 2020. Fiscal year tax receipts for State recreational cannabis tax are $85,431. CRTA allows Municipalities to collect up to 3% in cannabis tax, which the village has elected to do. Local cannabis taxes have decreased from a high of $1.28 million in FY22 to a projected $625,000 for FY27 due to high tax rates, competition from the underground marijuana market, and competition from hemp businesses.

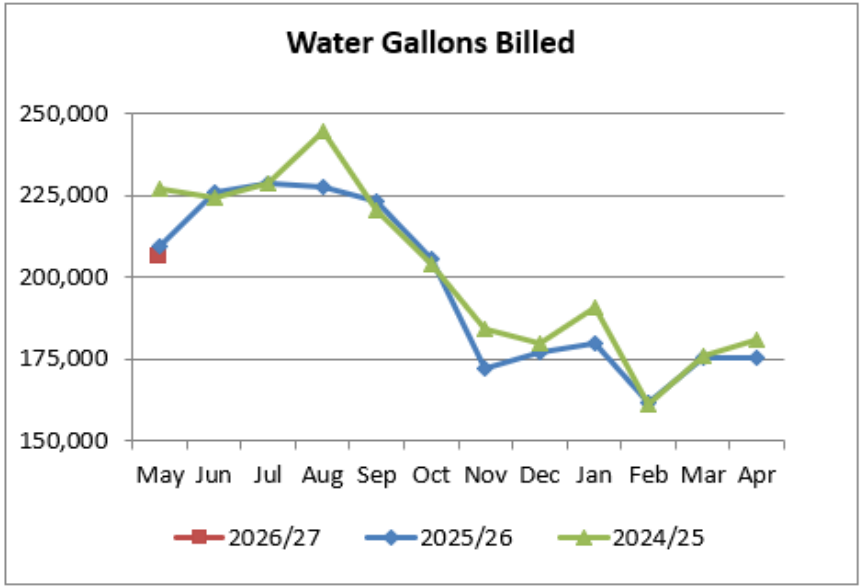
Electricity Tax the Village received $260,785 in June from ComEd for the Municipal Electric Utility tax. Proceeds from this tax are recorded in the Capital Improvement Fund. The fiscal year-to-date total is $545,079; $3.85 million annually is projected.

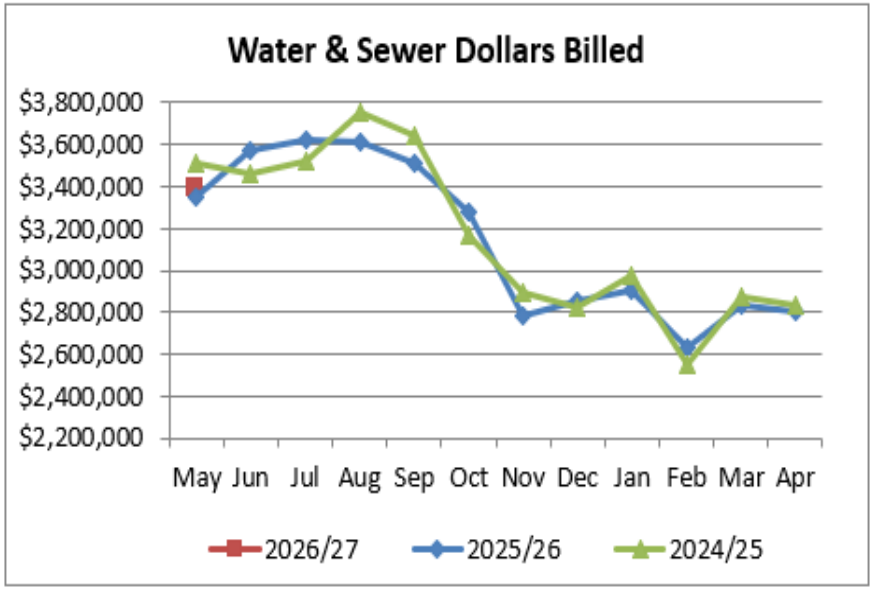
CPI (Consumer Price Index) From the May Report, CPI for Chicago-Naperville-Elgin area increased 3.7 percent for the 12 months ending in May. The index for all items less food and energy advanced 2.4 percent over the year. The energy index was up 24.8 percent, and the food index also rose 2.4 percent.

PCE (Personal Consumption Expenditures). From the same month one year ago, the PCE price index for May increased 4.1%. Excluding food and energy, the PCE price index increased 0.3% from one year ago.

PPI (Producer Price Index) for final demand increased 1.1% in May. Prices for final demand goods advanced 2.8%, and the index for final demand services rose 0.3%. Prices for final demand rose 6.5% from one year ago.

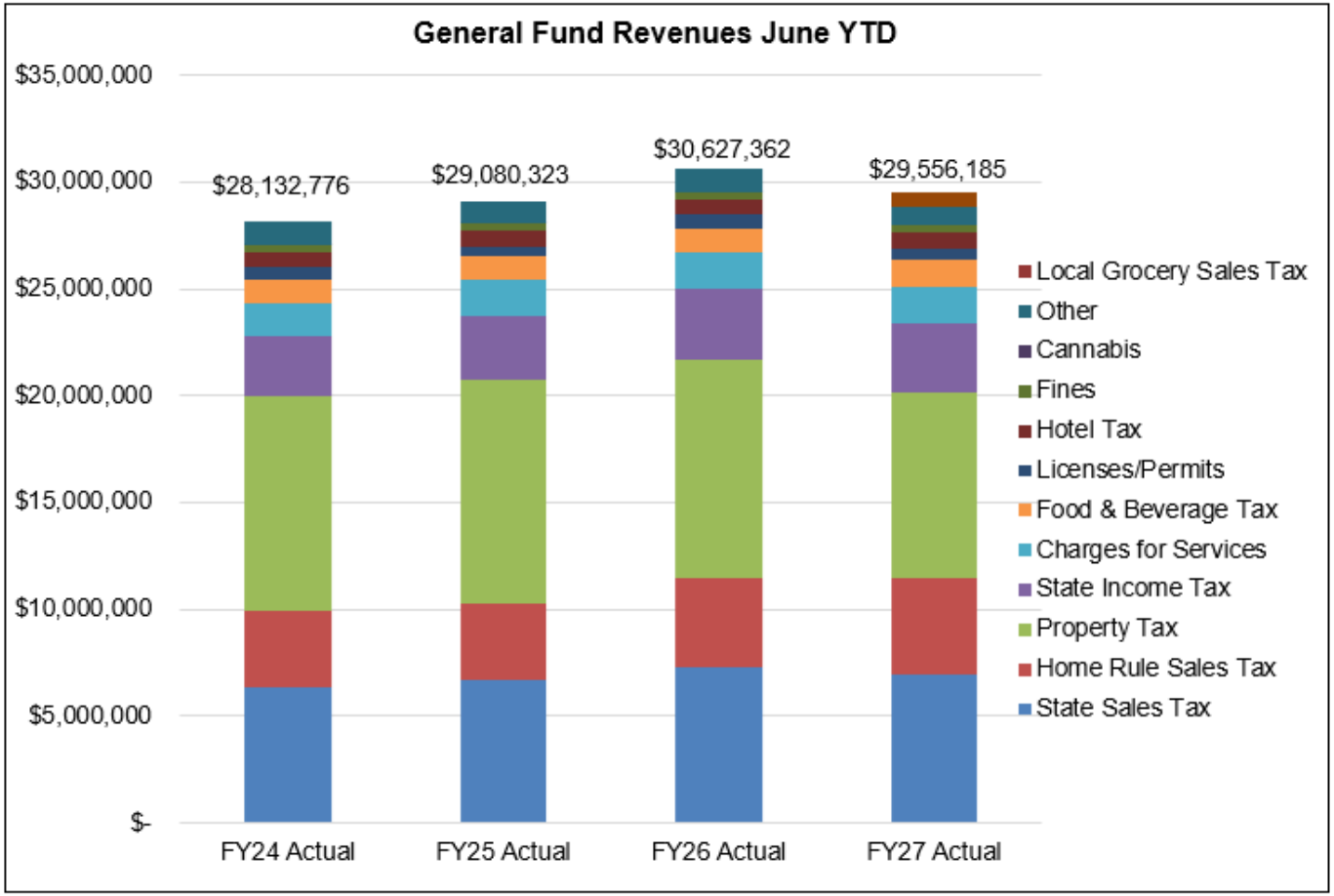
Description	May 2025 Number	Amount	May 2026 Number	Amount	YTD FY26/27 Number	Amount
Bills Sent	26,739	$3,348,913	26,802	$3,390,186	26,802	$3,390,186
Shut Off Notices Sent	561	$105,204	572	$159,226	572	$159,226
Services Shut Off	25	N/A	30	N/A	30	N/A
Penalties	3,531	$28,354	2,801	$20,746	2,801	$20,746
New Direct Debit Accounts	143	N/A	153	N/A	153	N/A
Total Direct Debits	7,749	N/A	8,298	N/A	8,298	N/A
Direct Debits as % of Total Invoices	29.0%	N/A	31.0%	N/A	31.0%	N/A





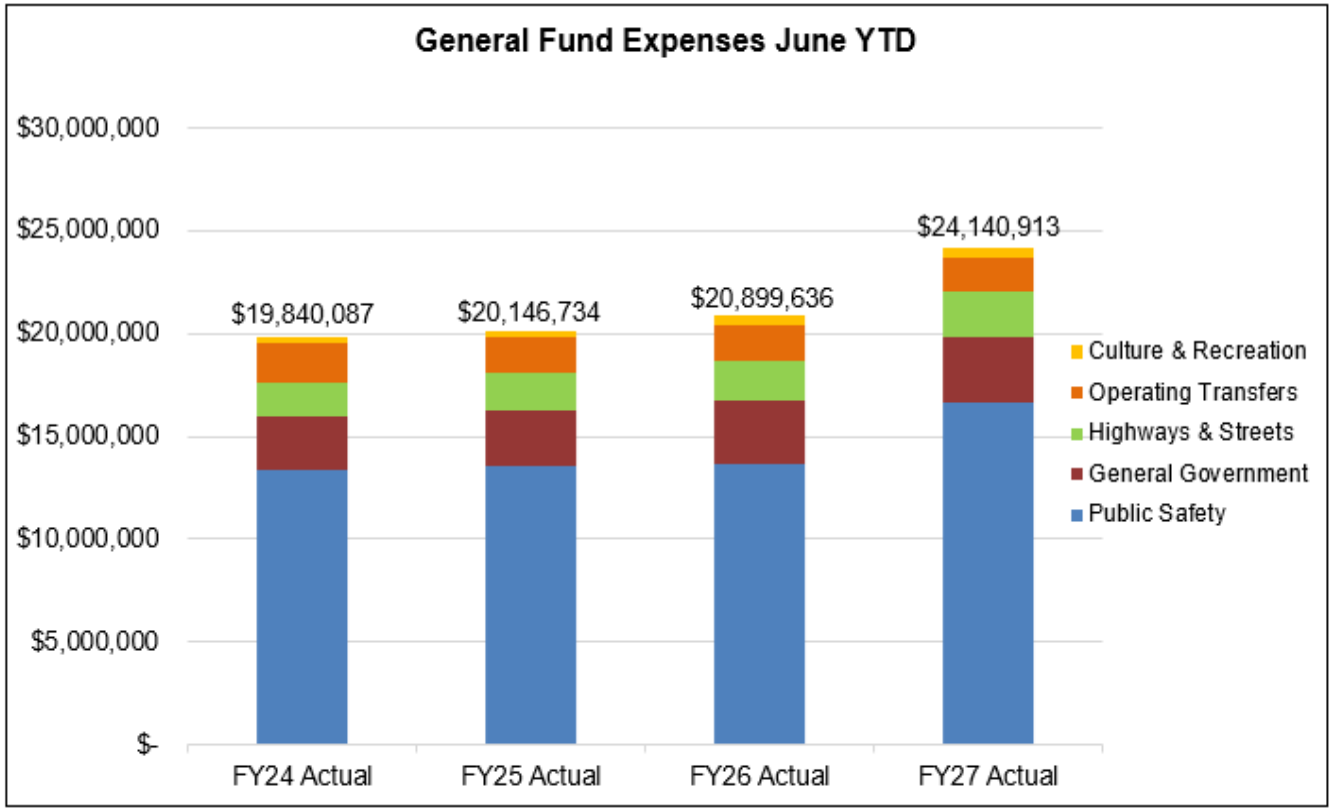
General Fund Historical Trends

Below are charts comparing the YTD actual results of FY 23/24 – FY 26/27.



General Fund Historical Trends

Below are charts comparing the YTD actual results of FY 23/24 – FY 26/27. The increase in Public Safety expenses for this Fiscal Year is related to Police & Firefighter Pension Expenses related to receipt of property taxes early on this fiscal year.



Monthly Financial Report - General Fund
June 30, 2026

	Current Month				YTD Actual					
	FY27 Original Budget	Actual	$ Variance	% Variance	FY27 Original Budget	Actual	$ Variance	% Variance	FY27 Original Budget	YTD Actual % of Original Budget
Revenues										
State Sales Tax	$ 3,483,872	$ 3,772,054	$ 288,182	8.3%	$ 6,532,260	$ 6,923,848	$ 391,588	6.0%	$ 43,548,400	15.9%
Property Taxes	-	772,868	772,868	0.0%	7,865,905	8,652,679	786,774	0.0%	19,479,582	44.4%
Home-Rule Sales Tax	2,125,920	2,519,396	393,476	18.5%	3,986,100	4,555,002	568,902	14.3%	26,574,000	17.1%
State Income Tax	995,547	855,830	(139,717)	(14.0%)	3,128,862	3,291,291	162,429	5.2%	14,222,097	23.1%
Food & Beverage Tax	537,672	675,153	137,481	25.6%	1,075,344	1,244,003	168,659	15.7%	6,452,065	19.3%
Hotel Tax	358,124	405,199	47,075	13.1%	716,248	764,195	47,947	6.7%	4,297,486	17.8%
Local Grocery Sales Tax	340,000	360,731	20,731	6.1%	665,000	715,660	50,660	7.6%	4,202,400	17.0%
Cannabis Tax	10,103	10,356	253	2.5%	20,206	23,035	2,830	14.0%	121,234	19.0%
Licenses & Permits	280,055	321,238	41,183	14.7%	543,225	509,513	(33,712)	(6.2%)	4,576,583	11.1%
Charges for Services	1,272,553	1,030,427	(242,126)	(19.0%)	2,532,105	1,681,970	(850,135)	(33.6%)	16,047,556	10.5%
Fines & Forfeits	166,204	171,761	5,557	3.3%	324,277	341,036	16,759	5.2%	1,831,848	18.6%
Other	298,215	337,194	38,979	13.1%	602,660	690,097	87,437	14.5%	4,707,250	14.7%
Transfers In	162,738	79,405	(83,333)	(51.2%)	325,476	158,810	(166,666)	(51.2%)	1,952,858	8.1%
Total Revenues	**$ 10,031,002**	**$ 11,311,612**	**$ 1,280,609**	**12.8%**	**$ 28,317,668**	**$ 29,551,139**	**$ 1,233,471**	**4.4%**	**$ 148,013,359**	**20.0%**
Expenditures										
President & Board	$ 31,888	$ 53,772	$ 21,884	68.6%	$ 75,008	$ 73,583	$ (1,425)	(1.9%)	$ 409,392	18.0%
Boards & Commissions	19,823	4,962	(14,861)	(75.0%)	41,183	4,712	(36,471)	(88.6%)	326,336	1.4%
General Government	179,177	120,644	(58,533)	(32.7%)	400,555	209,558	(190,997)	(47.7%)	2,465,708	8.5%
Communications	89,680	57,879	(31,801)	(35.5%)	199,021	111,404	(87,617)	(44.0%)	1,142,606	9.7%
Finance	181,813	154,284	(27,529)	(15.1%)	428,836	299,220	(129,616)	(30.2%)	9,174,277	3.3%
Info Technology	310,567	421,200	110,633	35.6%	843,186	1,120,906	277,720	32.9%	4,496,045	24.9%
Human Resources	228,673	194,868	(33,805)	(14.8%)	502,940	375,392	(127,548)	(25.4%)	2,881,538	13.0%
Cultural Services	241,989	223,240	(18,749)	(7.7%)	532,281	401,720	(130,561)	(24.5%)	3,848,359	10.4%
Police	2,994,454	2,740,776	(253,678)	(8.5%)	10,183,792	8,996,783	(1,187,009)	(11.7%)	39,626,180	22.7%
Fire	3,266,073	2,388,521	(877,552)	(26.9%)	8,792,626	7,685,510	(1,107,116)	(12.6%)	34,629,687	22.2%
Public Works	1,449,411	1,407,821	(41,590)	(2.9%)	3,131,748	2,066,171	(1,065,577)	(34.0%)	18,548,201	11.1%
Community Development	513,629	569,959	56,330	11.0%	1,171,556	884,237	(287,319)	(24.5%)	6,667,836	13.3%
Economic Development	59,740	60,821	1,081	1.8%	142,323	109,981	(32,342)	(22.7%)	1,216,822	9.0%
Transportation	59,674	64,470	4,796	8.0%	138,730	111,005	(27,725)	(20.0%)	780,780	14.2%
Excess Reserve Distribution	-	-	-	0.0%	-	-	-	0.0%	-	0.0%
Operating Transfers Out	845,366	845,366	-	0.0%	1,690,731	1,690,731	-	0.0%	10,144,386	16.7%
Total Expenditures	**$ 10,471,956**	**$ 9,308,582**	**$ (1,163,374)**	**(11.1%)**	**$ 28,274,516**	**$ 24,140,913**	**$ (4,133,603)**	**(14.6%)**	**$ 136,358,153**	**17.7%**
Surplus (Deficit)	**$ (440,954)**	**$ 2,003,030**	**$ 2,443,983**		**$ 43,153**	**$ 5,410,226**	**$ 5,367,074**		**$ 11,655,206**	

Monthly Financial Report - June 30, 2026
Water Utility Fund

	Current Month				YTD Actual					
	FY26 Original Budget	Actual	$ Variance	% Variance	FY26 Original Budget	Actual	$ Variance	% Variance	Total Original Budget	YTD Actual % Amended Budget
Revenues										
W & S Charges	$ 3,618,196	$ 3,399,423	$ (218,773)	(6.0%)	$ 6,922,409	$ 6,265,059	$ (657,350)	(9.5%)	$ 40,906,488	15.3%
Tap On Fees	10,000	15,513	5,513	55.1%	20,000	21,673	1,673	8%	120,000	18.1%
Other Revenue	150,546	43,465	(107,082)	(71.1%)	301,093	85,959	(215,134)	(71.5%)	1,806,556	4.8%
Total Revenues	**$ 3,778,743**	**$ 3,458,401**	**$ (320,342)**	**(8.5%)**	**$ 7,243,502**	**$ 6,372,691**	**$ (870,811)**	**(12.0%)**	**$ 42,833,044**	**14.9%**
Expenditures										
Salaries & Wages	$ 342,461	$ 318,075	$ (24,385)	(7.1%)	$ 856,152	$ 555,763	$ (300,389)	(35.1%)	$ 4,591,632	12.1%
Employee Insurance	68,887	68,887	-	0.0%	137,774	137,774	-	0.0%	826,644	16.7%
Employment Taxes	25,142	26,550	1,408	5.6%	62,854	44,737	(18,117)	(28.8%)	326,843	13.7%
Pensions	27,107	27,316	209	0.8%	67,768	47,719	(20,049)	(29.6%)	352,391	13.5%
Other Payroll Expenses	20,892	16,566	(4,326)	(20.7%)	22,842	16,738	(6,104)	(26.7%)	42,343	39.5%
Supplies	67,992	82,345	14,353	21.1%	136,134	96,912	(39,222)	(28.8%)	816,055	11.9%
Services and Charges	433,256	302,225	(131,030)	(30.2%)	866,655	426,301	(440,354)	(50.8%)	5,218,786	8.2%
JAWA	1,430,822	1,514,103	83,281	5.8%	2,774,821	2,847,000	72,179	2.6%	17,487,632	16.3%
Capital Expenditures	1,484,979	93,168	(1,391,811)	(93.7%)	2,969,958	93,168	(2,876,790)	(96.9%)	17,819,747	0.5%
Depreciation/Bad Debt	200,000	200,519	519	0.3%	400,000	400,360	360	0.1%	2,401,000	16.7%
Operating Transfers Out	314,934	314,934	(0)	(0.0%)	629,868	629,868	(0)	(0.0%)	3,779,210	16.7%
Total Expenditures	**$ 4,416,471**	**$ 2,964,688**	**$ (1,451,783)**	**(32.9%)**	**$ 8,924,826**	**$ 5,296,340**	**$ (3,628,486)**	**(40.7%)**	**$ 53,662,283**	**9.9%**
Surplus (Deficit)	**$ (637,728)**	**$ 493,712**	**$ 1,131,441**		**$ (1,681,324)**	**$ 1,076,351**	**$ 2,757,675**		**$ (10,829,239)**	

Monthly Financial Report - May 31, 2026
Hotel and Convention Center Funds

	Current Month				YTD Actual					
	Budget	Actual	$ Variance	% Variance	Budget	Actual	$ Variance	% Variance	2026 Annual Budget	YTD Actual % of Annual Budget
Convention Center Fund (590)										
Revenues (590)										
Hotel Tax	$ 348,780	$ 179,498	$ (169,282)	(48.5%)	$ 1,298,787	$ 1,205,327	$ (93,460)	(7.2%)	$ 3,625,610	33.2%
Telecommunications Tax	289	205	(84)	(29.1%)	1,447	1,120	(327)	(22.6%)	3,472	32.3%
Amusement Tax	331,927	251,009	(80,918)	(24.4%)	1,187,518	1,257,066	69,548	5.9%	2,827,103	44.5%
H. R. Sales Tax - Renaissance	13,156	19,712	6,556	49.8%	71,999	82,809	10,810	15.0%	189,472	43.7%
Food & Beverage Tax	315,136	284,425	(30,711)	(9.7%)	1,548,769	1,544,972	(3,797)	(0.2%)	3,732,800	41.4%
State Sales Tax - Renaissance	13,156	19,712	6,556	49.8%	71,999	82,809	10,810	15.0%	189,472	43.7%
Invstmt Inc/Host Lease/Land Sale	254,208	120,497	(133,711)	(52.6%)	1,271,042	644,899	(626,143)	(49.3%)	3,050,500	21.1%
Operating Transfers In	755,255	1,697,748	942,494	124.8%	3,776,273	5,020,990	1,244,717	33.0%	9,063,055	55.4%
Total Revenues (590)	**$ 2,031,907**	**$ 2,572,806**	**$ 540,900**	**26.6%**	**$ 9,227,833**	**$ 9,839,992**	**$ 612,159**	**6.6%**	**$ 22,681,484**	**43.4%**
Expenditures (590)										
Professional Services	$ 27,083	$ -	$ (27,083)	(100.0%)	$ 135,417	$ 85,861	$ (49,556)	(36.6%)	$ 325,000	26.4%
Tax Exempt Bond Interest	3,942,075	3,972,075	30,000	0.0%	3,942,075	3,972,075	30,000	0.0%	7,884,150	50.4%
Capital/Equity Transfers Out	-	-	-	0.0%	-	-	-	0.0%	-	0.0%
Depreciation and Amortization	525,000	525,000	-	0.0%	2,625,000	2,625,000	-	0.0%	6,300,000	41.7%
Total Expenditures (590)	**$ 4,494,158**	**$ 4,497,075**	**$ 2,917**	**0.1%**	**$ 6,702,492**	**$ 6,682,936**	**$ (19,556)**	**(0.3%)**	**$ 14,509,150**	**46.1%**
Surplus/ (Deficit) (590)	**$ (2,462,251)**	**$ (1,924,269)**	**$ 537,983**		**$ 2,525,341**	**$ 3,157,056**	**$ 631,715**		**$ 8,172,334**	
Renaissance Hotel/CC Fund (591)										
Revenues (591)										
Hotel Room Revenue	$ 1,559,280	$ 1,998,584	$ 439,304	28.2%	$ 8,309,082	$ 9,060,934	$ 751,852	9.0%	$ 20,708,843	43.8%
Banquet Revenue	2,021,254	2,158,884	137,630	6.8%	7,997,362	9,522,819	1,525,457	19.1%	20,798,600	45.8%
Restaurant Revenue	304,469	387,789	83,320	27.4%	1,889,822	2,114,761	224,939	11.9%	4,149,500	51.0%
Other Hotel/CC Revenue	485,094	453,564	(31,531)	(6.5%)	2,291,894	2,732,080	440,186	19.2%	5,196,857	52.6%
Equity/Capital Transfers In	-	-	-	0.0%	-	-	-	0.0%	-	0.0%
Total Revenues (591)	**$ 4,370,098**	**$ 4,998,821**	**$ 628,723**	**14.4%**	**$ 20,488,160**	**$ 23,430,594**	**$ 2,942,434**	**14.4%**	**$ 50,853,800**	**46.1%**
Expenditures (591)										
Hotel Room Expenses	$ 573,616	$ 639,040	$ 65,424	11.4%	$ 2,641,914	$ 2,900,320	$ 258,406	9.8%	$ 6,338,275	45.8%
Kitchen Expenses	570,998	658,913	87,916	15.4%	2,830,947	3,089,817	258,870	9.1%	6,456,542	47.9%
Banquet Expenses	501,150	665,734	164,584	32.8%	2,789,424	3,020,337	230,913	8.3%	6,690,636	45.1%
Restaurant Expenses	198,609	199,865	1,256	0.6%	999,500	1,038,828	39,328	3.9%	2,201,286	47.2%
Capital Outlay	214,033	260,965	46,931	21.9%	1,070,167	1,302,559	232,392	21.7%	2,568,400	50.7%
Other Expenses	1,462,595	1,455,984	(6,611)	(0.5%)	7,069,782	7,496,636	426,854	6.0%	17,191,754	43.6%
Transfer to Convention Center	759,398	1,697,748	938,351	123.6%	3,796,988	5,020,990	1,224,002	32.2%	9,112,771	55.1%
Total Expenditures (591)	**$ 4,280,399**	**$ 5,578,249**	**$ 1,297,850**	**30.3%**	**$ 21,198,721**	**$ 23,869,487**	**$ 2,670,766**	**12.6%**	**$ 50,559,664**	**47.2%**
Surplus/ (Deficit) (591)	**$ 89,699**	**$ (579,428)**	**$ (669,127)**		**$ (710,561)**	**$ (438,892)**	**$ 271,668**		**$ 294,136**	
Net Surplus/ (Deficit)	**$ (2,372,552)**	**$ (2,503,697)**	**$ (131,144)**		**$ 1,814,780**	**$ 2,718,164**	**$ 903,384**		**$ 8,466,470**	

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

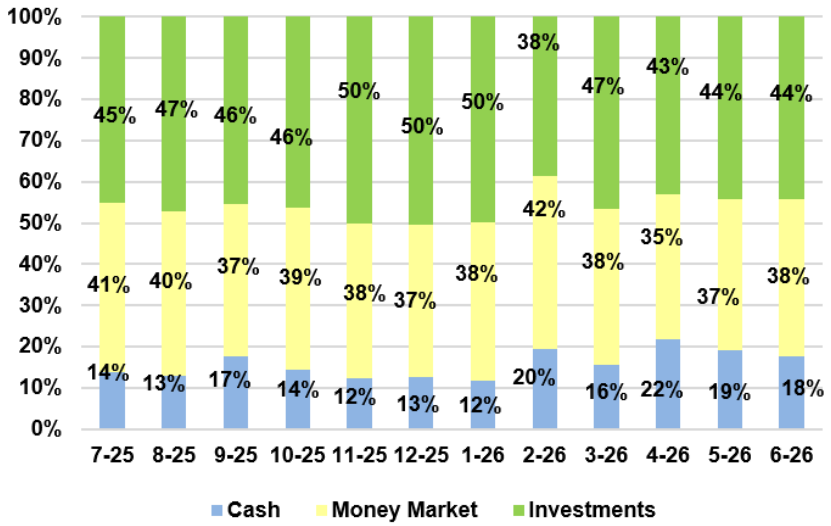
Date	Project	Vendor	Amount
6/5/2026	Additional Expenditures for the Pedestrian Signal Improvements	Alliance Contractors	$ 41,318
6/9/2026	Additional Expenditures for Nicor Gas connection with the Meacham and Algonquin Intersection Improvements	Nicor Gas	$ 42,322
6/14/2026	Purchase of Broadcom VMWare License Renewal	CDW Government	$ 44,576
6/19/2026	Property Casualty and Worker's Compensation Services	Alliant Insurance Service	$ 53,500
6/23/2026	Purchase of ManageEngine OpManger Plus Enterprise Edition	Mars Bear Tech	$ 31,290
6/23/2026	Additional Expenditures for the Underground Storage Tank Replacement	Crowne Industries	$ 64,000
6/23/2026	Purchase of Ruckus WIFI Hardware and Installation Service for the New Village Hall	Vack Inc	$ 49,483
6/30/2026	Airport Bollard Project	F H Paschen	$ 34,507
		Monthly Total	**$360,996**
		Year to Date Total	**$908,181**

SUMMARY OF CASH AND INVESTMENTS

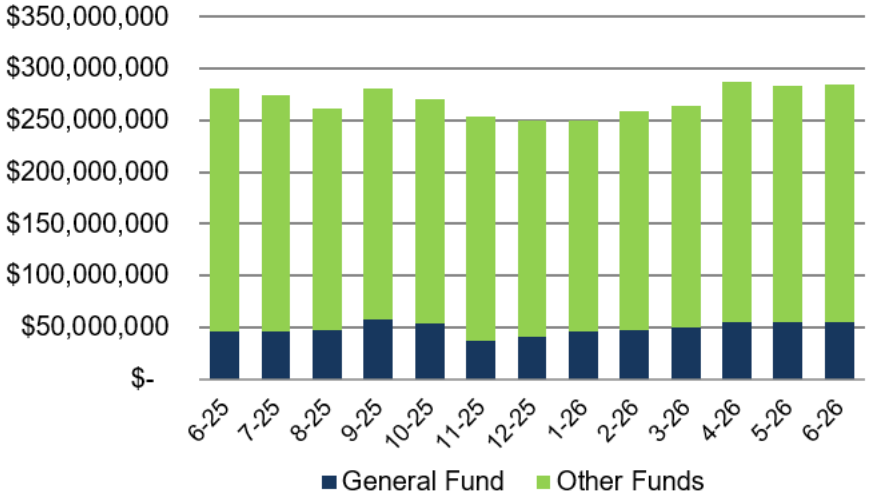
VILLAGE OF SCHAUMBURG
STATEMENT OF CASH AND INVESTMENTS
June 30, 2026

	Par Value	Current Book Value	Market Value	Percent Total Book Value
Cash	50,635,551	50,635,551	50,635,551	18%
Money Market	108,613,285	108,613,285	108,613,285	38%
CDs	30,155,186	30,155,186	30,140,016	11%
Agency Bonds	62,655,000	62,605,780	62,240,610	22%
US Treasury Notes	16,650,000	16,672,796	16,565,566	6%
Municipal Bonds	17,456,000	16,874,544	16,689,400	6%
	$ 286,165,022	$ 285,557,142	$ 284,884,428	100%
Last Year	$ 281,451,092	$ 283,213,561	$ 281,027,346	
% Change from Last Year	1.7%	0.8%	1.4%	

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 Approve the Finance Department Monthly Report for July 2026
08/25/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026 July Finance Monthly Report.pdf

FINANCE DEPARTMENT MONTHLY REPORT

July 2026

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

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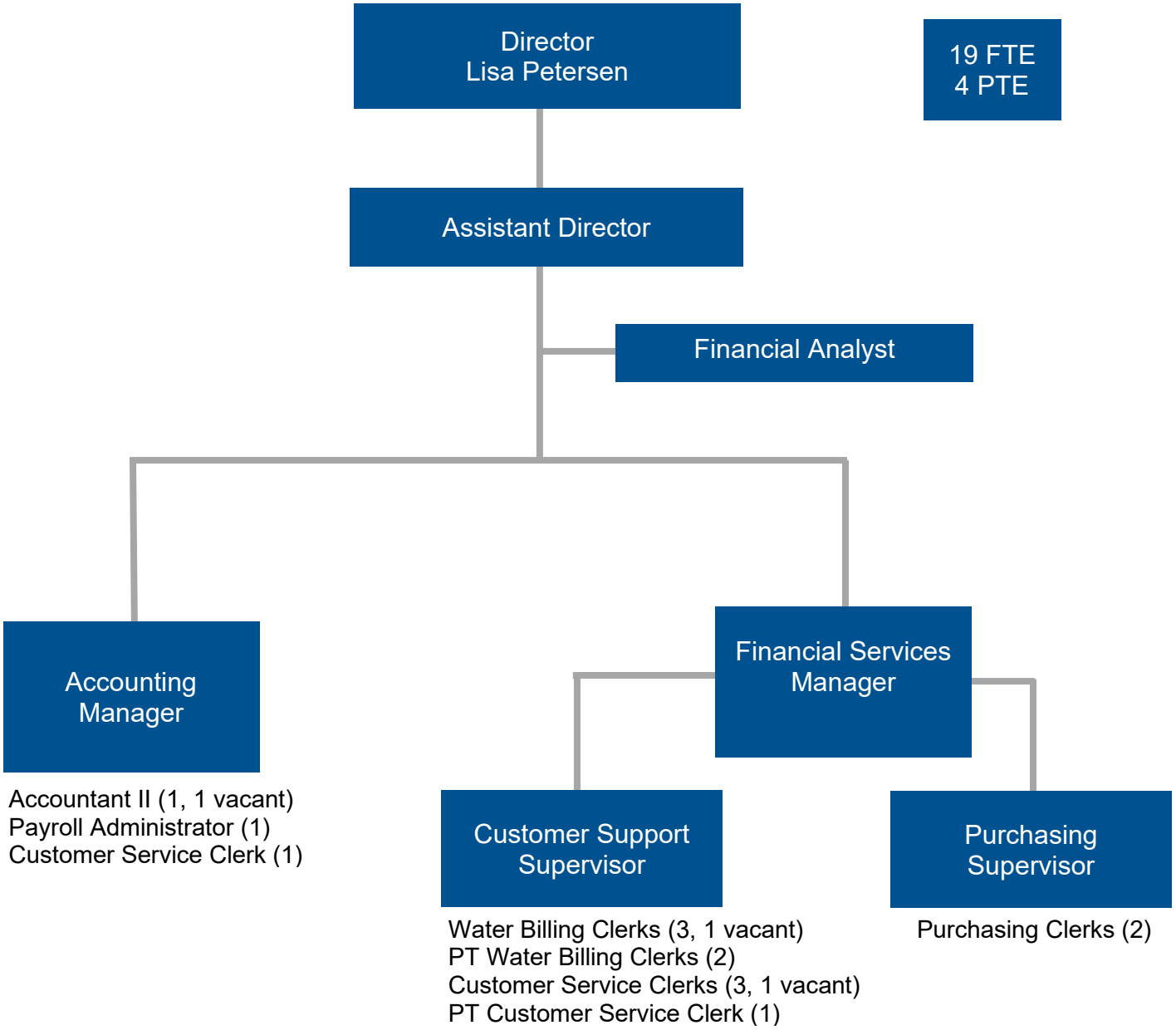
ORGANIZATION CHART



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

- Held full department meetings with the Finance team as identified in Phase 1 of the Department's Action Plan.
- The Accounting Division continued work for year-end close and preparation for audit fieldwork, which began in late July.
- The Utility Billing and Customer Service teams are very busy as Summer is always a heavy time for residents to move in and out of the Village.

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 June totaled $4,456,761. Expenditures for the period totaled $3,918,595. Year-to-date revenues exceed expenses by $99,274.

Hotel/Convention Center Fund (590)

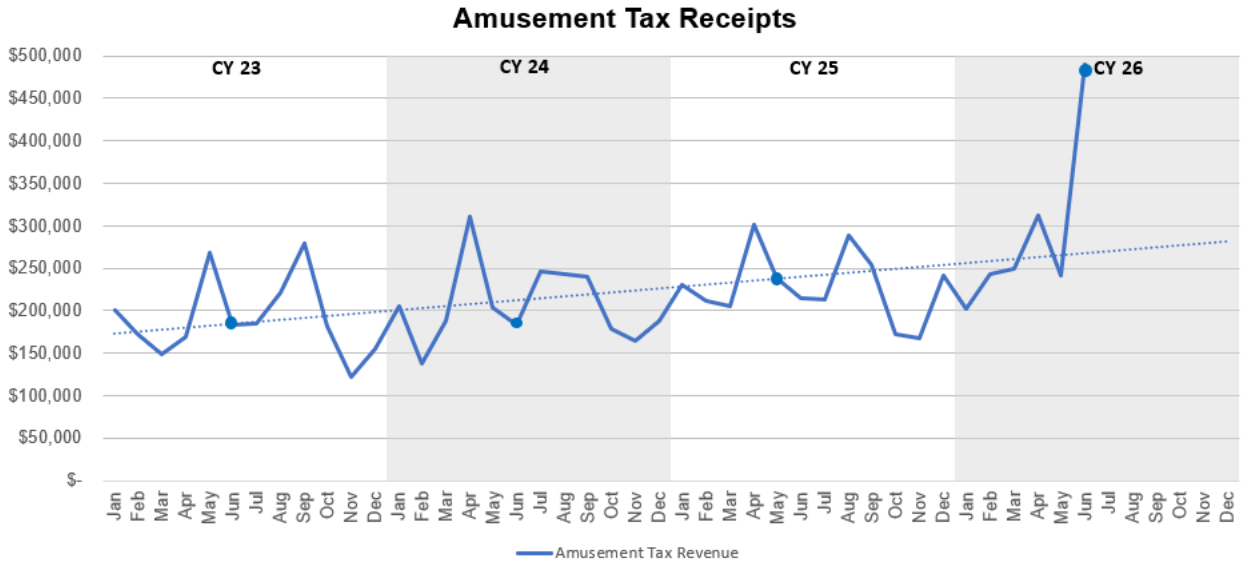
The Hotel and Convention Center Fund accounts for the receipt of various revenues earmarked for payment of debt on the bonds issued to fund the construction of the property. A total of $2,324,518 was earned as revenue in the Hotel and Convention Center Fund in June.

The Hotel Tax receipts portion of these deposits was $509,950, which was above the projected amount of $297,963. The Food and Beverage Tax receipts portion of these deposits was $396,728, which was above the projected amount of $312,730. The Amusement Tax receipts were $490,857, which was above the projected amount of $227,074. The remaining deposits of $926,983 are made up of other revenues including $164,078 in interest earned from investments.

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

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

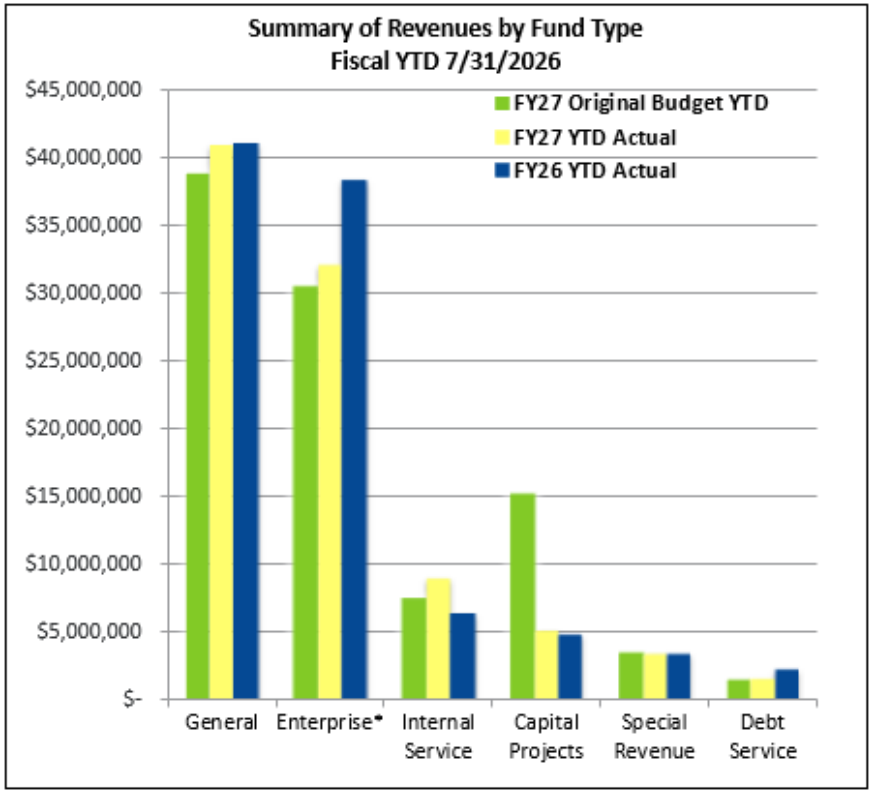
Amusement Tax – 100% of receipts are used to support the Hotel and Convention Center. Therefore, these revenues are reported on a calendar year basis to be consistent with the facility's budget. June tax receipts, which reflect May sales, totaled $490,857, a $276,277 or 128.8% increase compared to the same month last year. The large increase is due to receiving May and June amusement tax payments in July from Andretti Indoor Karting. Due to the transition between tax portal systems, delinquencies will not be reported for this month's report but will be as soon as the figures are ready to be reported.

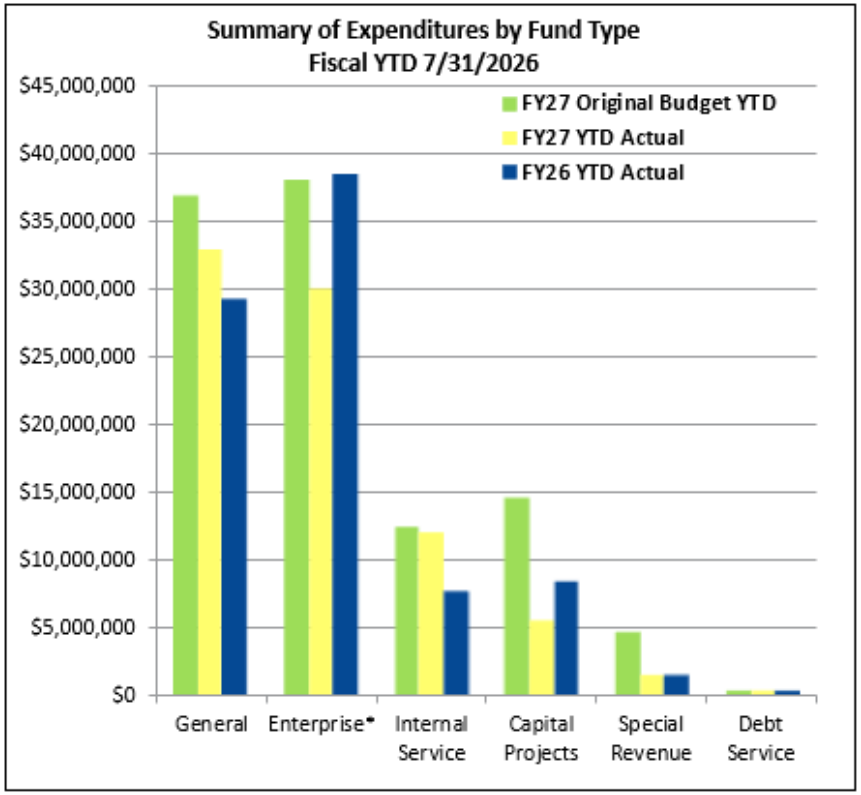


Baseball Fund

The Schaumburg Boomers baseball team occupies Wintrust stadium. There is no debt outstanding. YTD expenses exceed revenues by $206,863 including a non-cash charge for depreciation of $175,000.

REVENUE & EXPENSES BY FUND TYPE





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

GENERAL FUND

For July, General Fund revenues totaled $12,245,494 and expenditures totaled $8,623,535 resulting in an operating surplus of $3,621,959. From a budget perspective, we expected expenses to exceed revenues by $1,916,781 in July. Further details of revenues and expenditures are provided below.

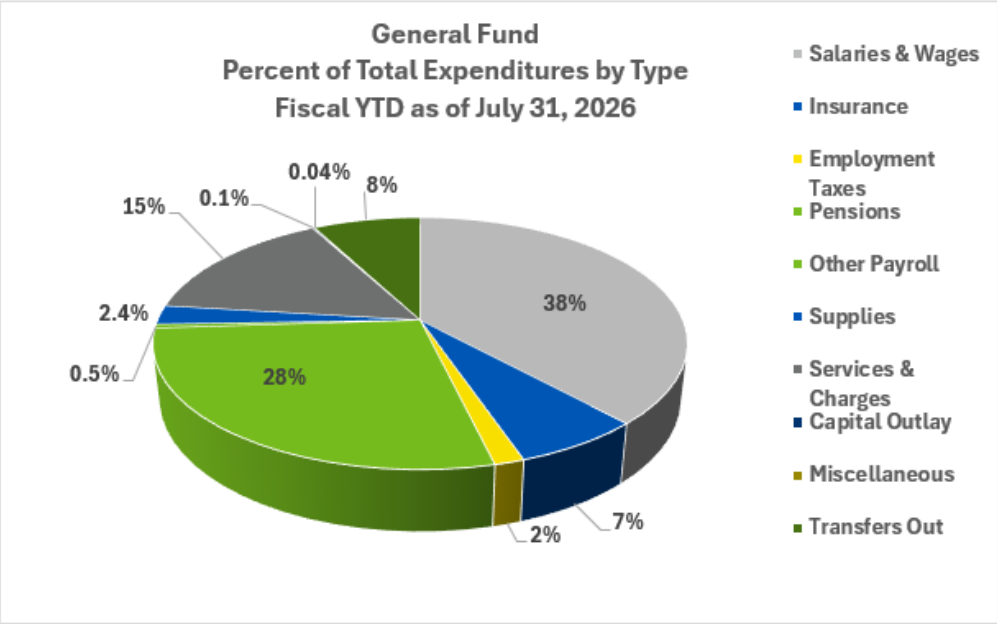
	Original Budget	MTD Actual	YTD Original Budget	YTD Actual
Revenues	$10,480,074	$12,245,494	$38,797,743	$40,907,865
Expenditures	$ 8,563,293	$ 8,623,535	$36,837,808	$32,754,529
Excess (Deficiency)	$ 1,916,781	$ 3,621,959	$ 1,959,935	$ 8,153,336

Revenues in the General Fund for July totaled $12,245,494 which was 16.8% above budgeted amounts of $10,480,074.

General Fund Revenue Type	MTD Original Budget	MTD Actual	$ Variance	% Variance	YTD Original Budget	YTD Actual	$ Variance	% Variance
Taxes	$ 3,160,159	$ 3,658,544	$ 498,385	15.8%	$17,597,123	$19,697,007	$ 2,099,884	11.9%
Licenses & Permits	160,935	189,649	28,715	17.8%	704,160	699,163	(4,997)	(0.7%)
Intergovernmental	5,062,668	5,111,562	48,895	1.0%	14,817,963	15,421,359	603,396	4.1%
Charges for Services	1,477,967	2,595,650	1,117,683	75.6%	4,027,239	3,384,788	(642,451)	(16.0%)
Fines & Forfeits	158,074	181,038	22,965	14.5%	482,351	522,075	39,724	8.2%
Investment Income	124,625	153,805	29,180	23.4%	373,875	472,220	98,345	26.3%
Miscellaneous	172,908	275,840	102,932	59.5%	306,818	473,040	166,222	54.2%
Operating Transfers	162,738	79,405	(83,333)	(51.2%)	488,215	238,214	(250,001)	(51.2%)
Total Revenue	**$10,480,074**	**$12,245,494**	**$ 1,765,420**	**16.8%**	**$38,797,743**	**$40,907,865**	**$ 2,110,122**	**5.4%**

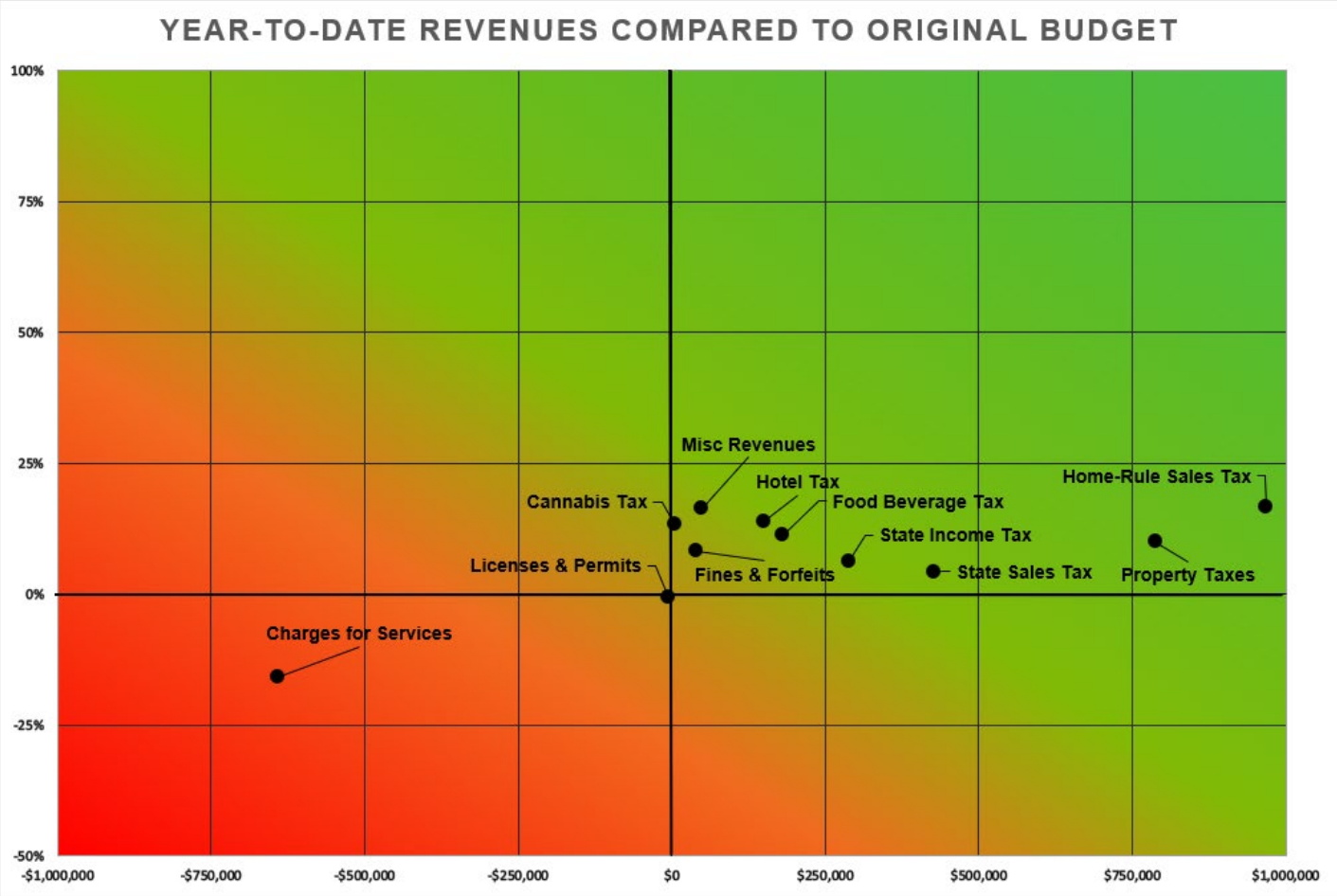
Expenditures in the General Fund for July totaled $8,623,535, which is 0.7% above budgeted amounts of $8,563,293.

General Fund Expense Type	MTD Original Budget	MTD Actual	$ Variance	% Variance	YTD Original Budget	YTD Actual	$ Variance	% Variance
Salaries & Wages	$ 4,368,084	$ 4,637,062	$ 268,978	6.2%	$ 15,288,293	$ 12,493,558	$ (2,794,735)	(18.3%)
Insurance	719,745	719,671	(74)	(0.0%)	2,159,236	2,158,691	(545)	(0.0%)
Employment Taxes	169,253	184,579	15,325	9.1%	593,093	498,493	(94,600)	(16.0%)
Pensions	143,614	161,311	17,697	12.3%	9,050,237	9,076,837	26,600	0.3%
Other Payroll	35,996	7,441	(28,554)	(79.3%)	240,968	162,798	(78,171)	(32.4%)
Supplies	382,488	393,113	10,625	2.8%	1,143,927	802,127	(341,800)	(29.9%)
Services & Charges	1,791,147	1,643,361	(147,786)	(8.3%)	5,503,157	4,971,277	(531,880)	(9.7%)
Capital Outlay	106,016	26,618	(79,398)	(74.9%)	318,049	41,723	(276,327)	(86.9%)
Miscellaneous	1,583	5,013	3,430	216.6%	4,750	12,929	8,179	172.2%
Operating Transfers Out	845,366	845,366	-	0.0%	2,536,097	2,536,097	-	0.0%
Total Expenditures	**$ 8,563,293**	**$ 8,623,535**	**$ 60,242**	**0.7%**	**$ 36,837,808**	**$ 32,754,529**	**$ (4,083,279)**	**(11.1%)**



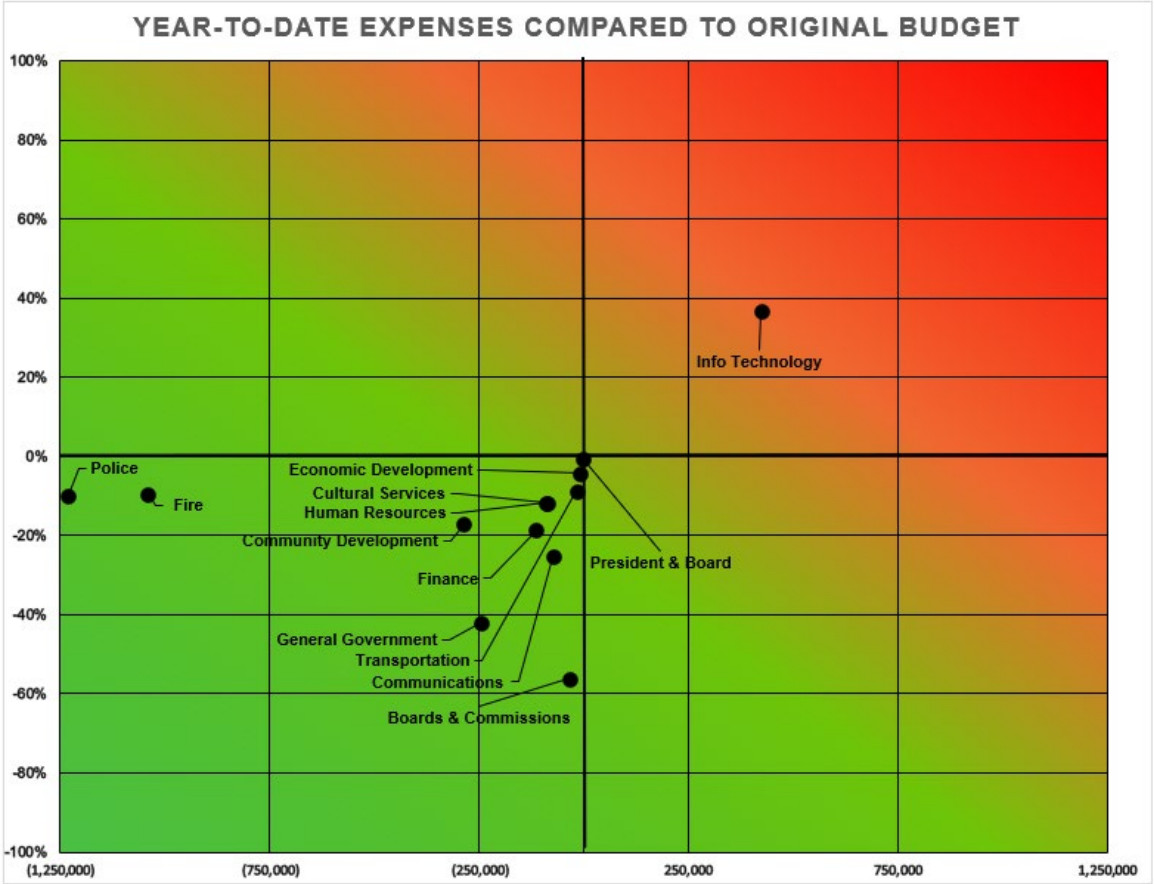
YEAR TO DATE GENERAL FUND REVENUES

The graph below visualizes how the YTD major General Fund Revenues compare to the FY 26/27 Budget Targets, both by dollar amount and percentage. Ambulance fees are under budget year-to-date bringing the charges for services category low respective to budget.

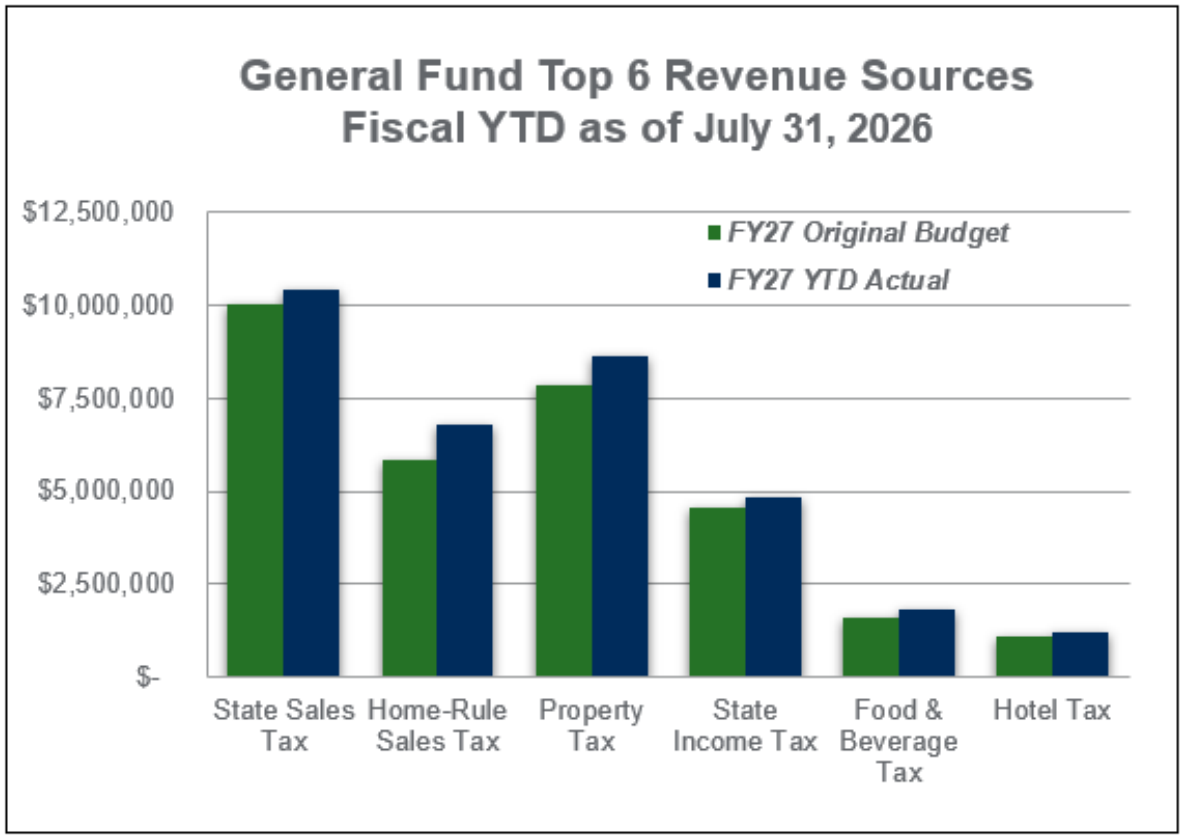


YEAR TO DATE GENERAL FUND EXPENSES

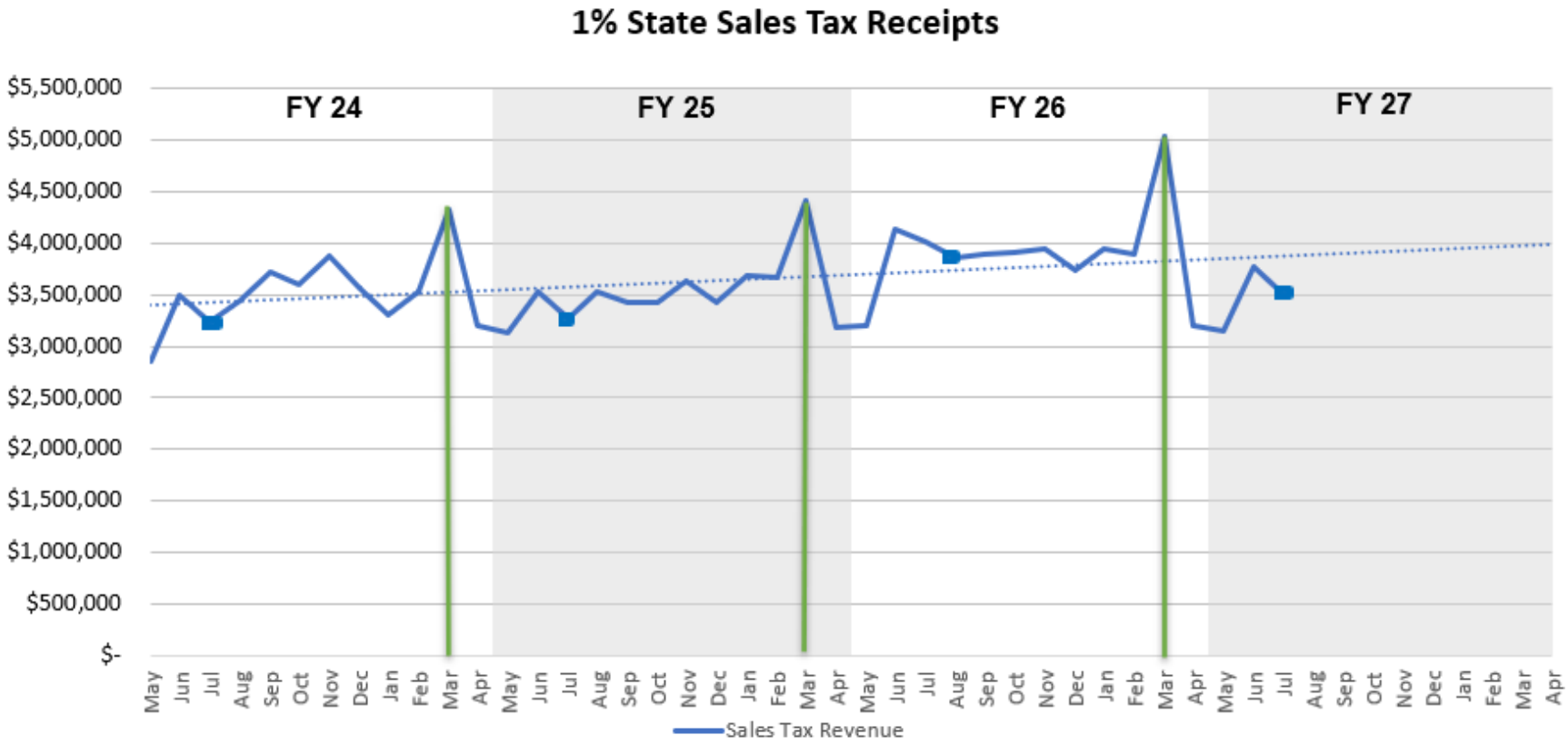
The graph below visualizes how the YTD Department General Fund Expenses compare to the FY 26/27 Budget Targets, both by dollar amount and percentage. Note, IT appears to be significantly over budget, however, this is due to the payment to Tyler Technologies for MUNIS. Over the course of the fiscal year, this one-time expenditure will come into alignment with budget. Police is below budget because Officers are still being paid FY25 rates due to the unsettled contract. Additionally, 25% of the fiscal year has passed but only 6 out of 26 (23%) payrolls are reflected in this report, which applies to all Departments



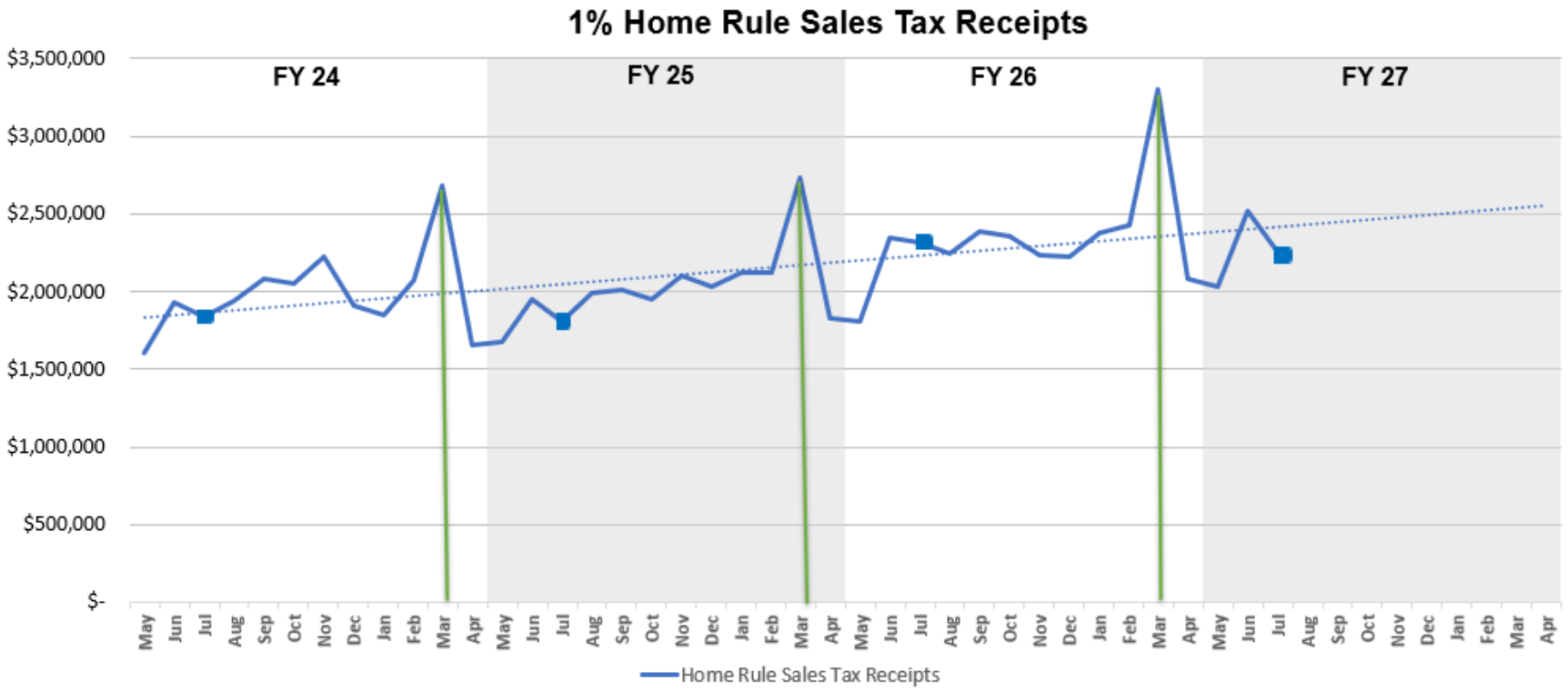
ANALYSIS OF KEY REVENUES



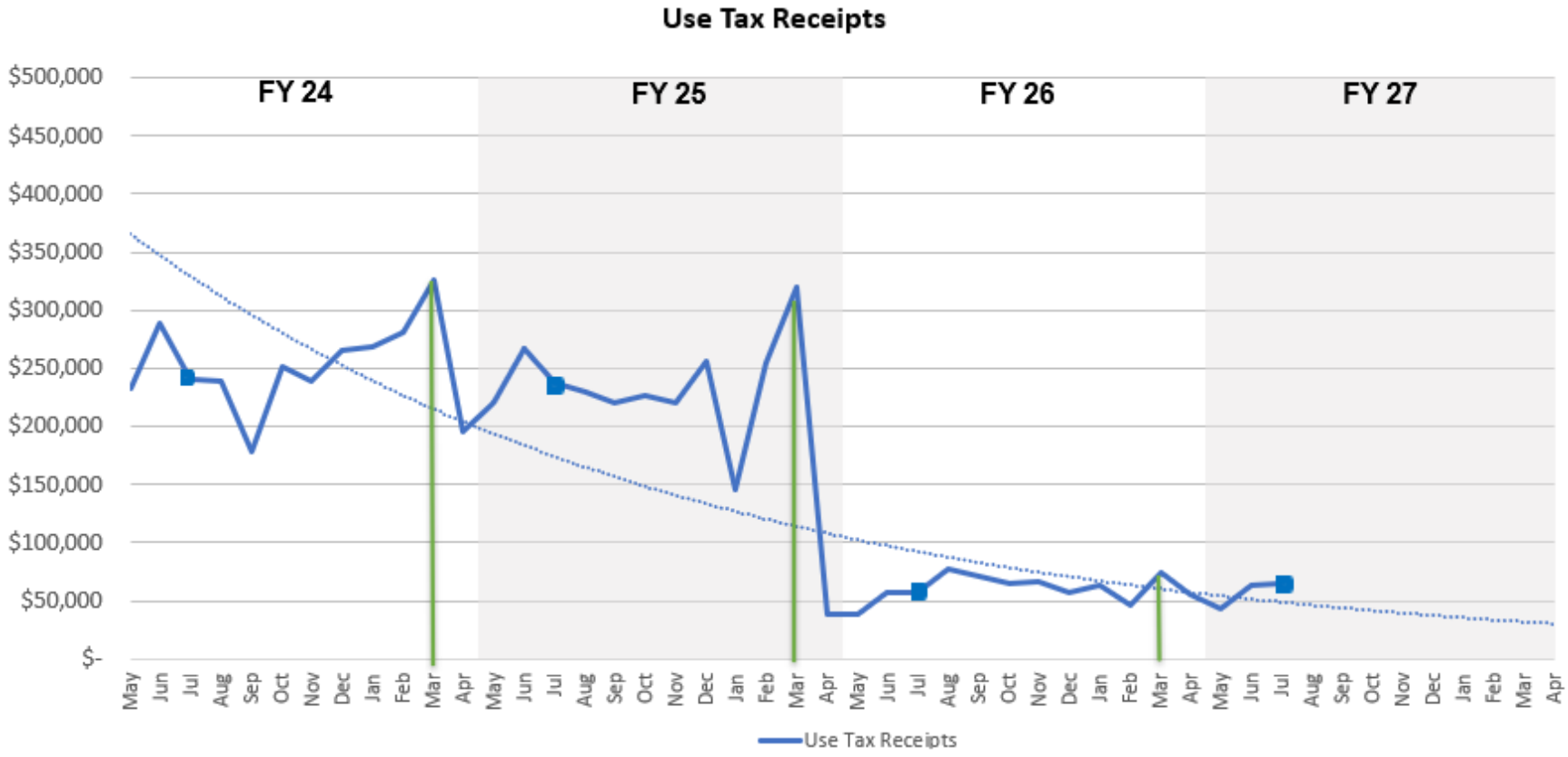
July **State Sales** tax receipts (General Fund), which were for April sales, totaled $3,520,347, a $495,975 or a -12.4% decrease compared to the same month last year. The peak values in this chart reflect March revenues, which correspond to December sales. The decline is largely driven by the implementation of Grocery Tax legislation, which shifted revenue from grocery purchases to a separate revenue category rather than State Sales Tax.



July **Home Rule Sales** tax receipts (General Fund), which were for April sales, totaled $2,259,908, a $60,208 or a -2.6% decrease compared to the same month last year. The peak values in this chart reflect March revenues, which correspond to December sales.

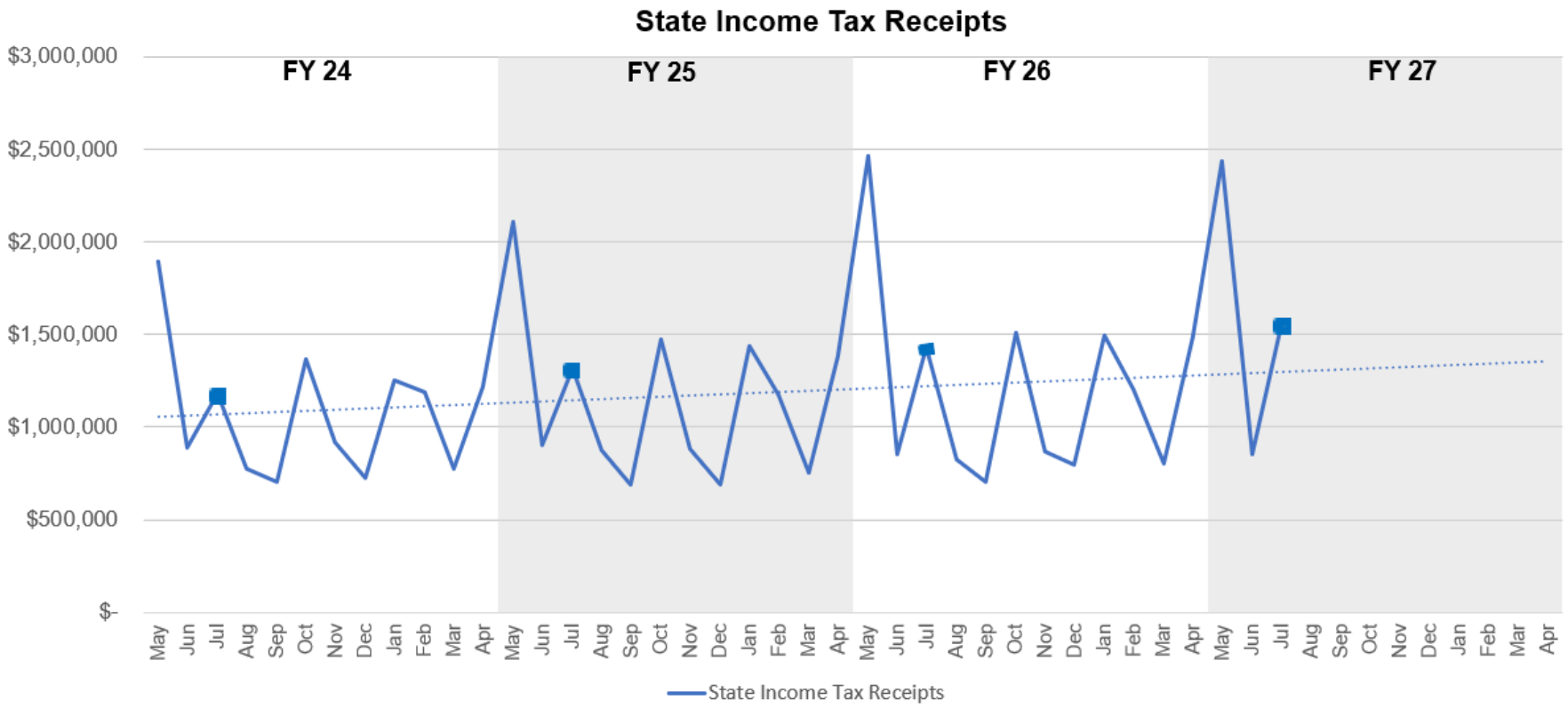


July **Use Tax** receipts, which were for April activity, totaled $65,230 a $8,206 or 14.4% increase, compared to the same month last year. Use Tax receipts are currently allocated to the Capital Improvement Project (CIP) Fund and the Building Replacement Fund. IML reports: *Use Tax distributions continue 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 FY26/27 Budget of $783,809.

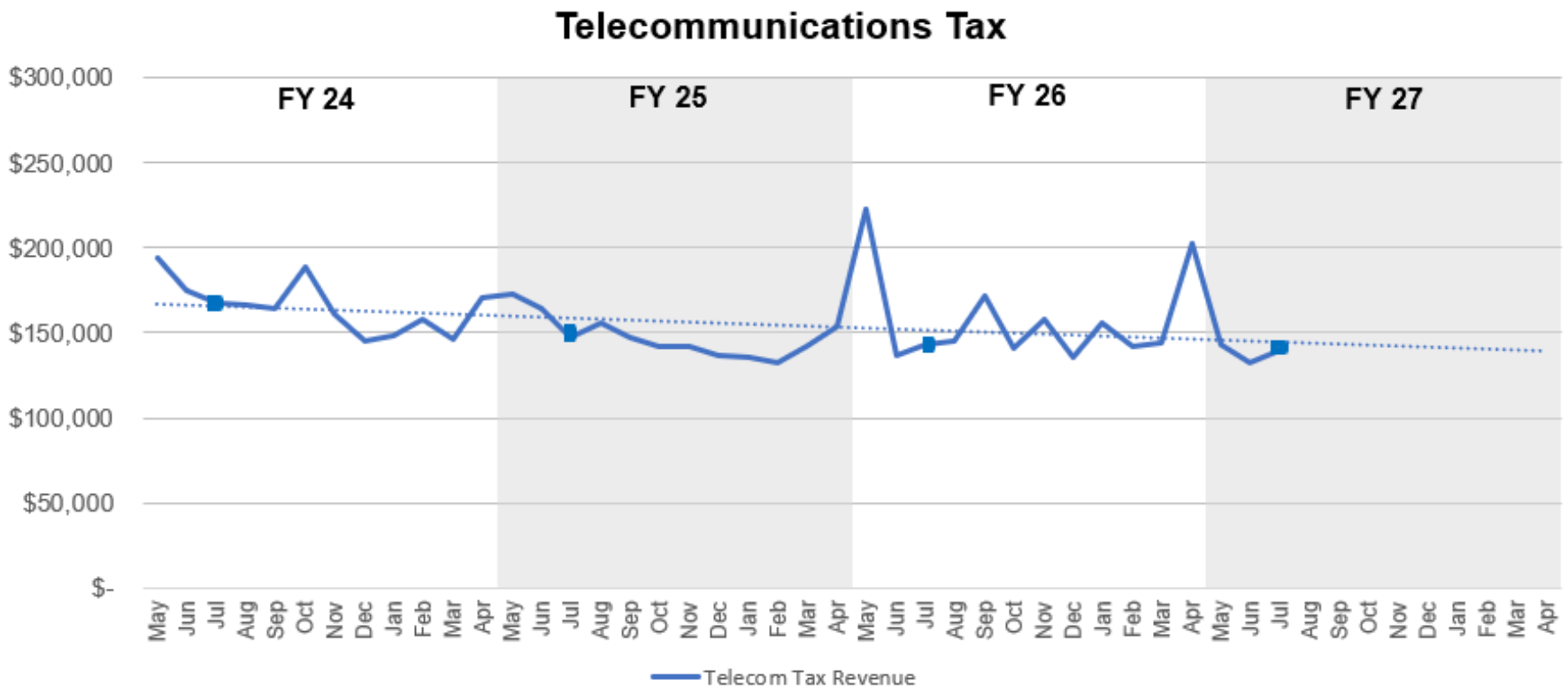


July **State Income Tax,** which are for June receipts, totaled $1,548,746, a $114,657 or 8.0% increase compared to the same month last year.

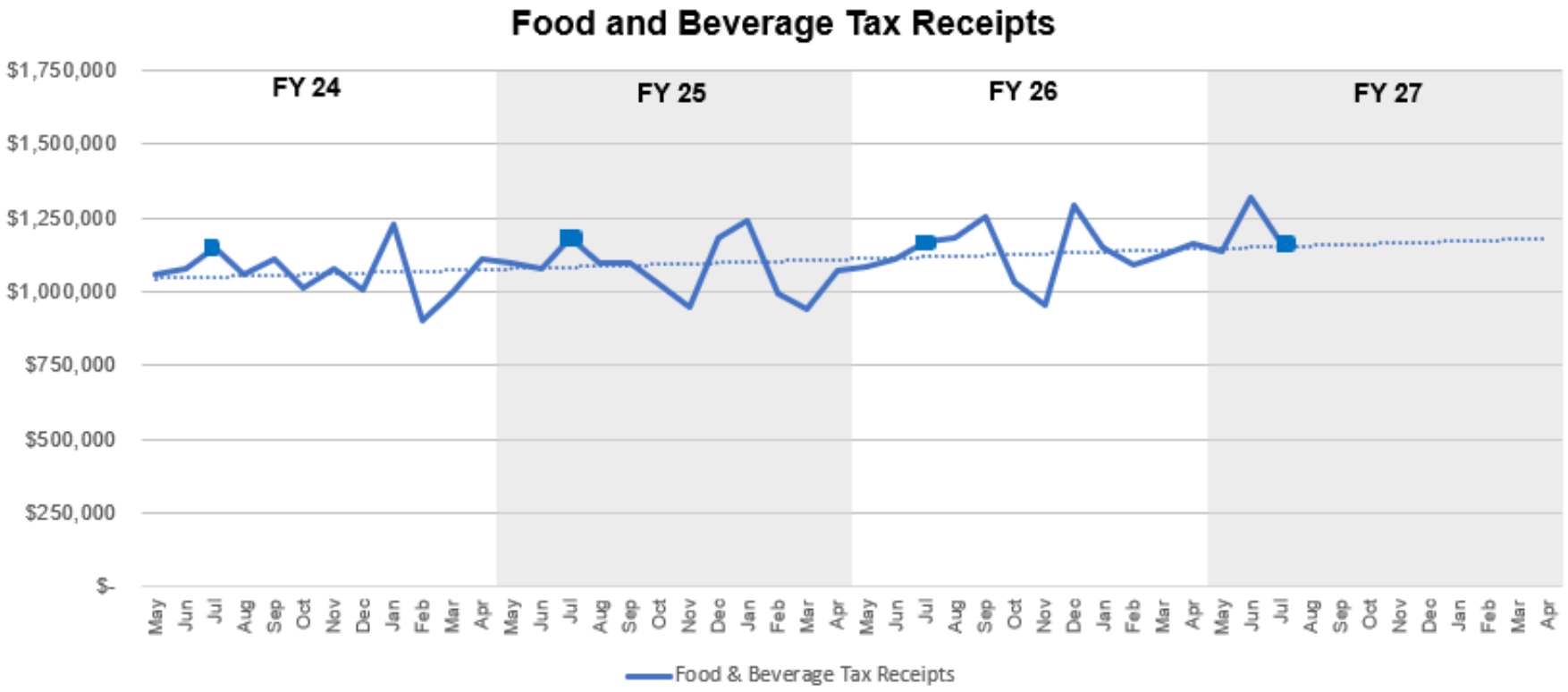
The State is distributing 6.47% of Income taxes to the Local Government Distributive Fund (LGDF), up from 6.16%, but still below the original allocation of 10%. The Village continues to advocate for restoration of this tax through its Legislative Action Plan.



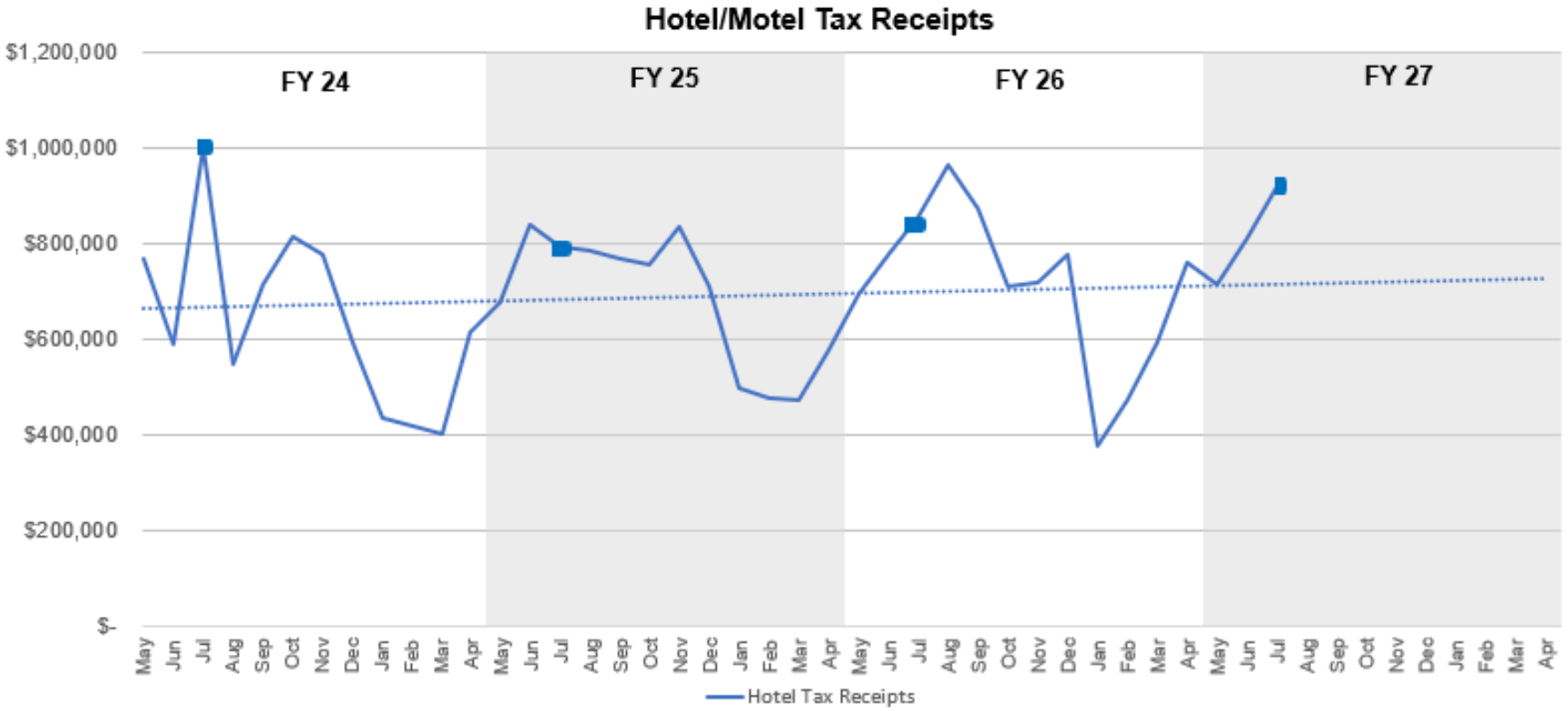
July **Telecommunications Tax** receipts, which represent April activity, totaled $139,576, a $3,511 or -2.5% decrease compared to the same month last year.



July **Food and Beverage Tax** receipts, which reflect June sales, totaled $1,162,979, a $8,644 or -0.7% decrease compared to the same month last year. Similarly to Amusement Tax, due to the transition of Tax Portal systems, we do not have delinquency numbers for this month and will provide them on the report once they become available. The Finance Department is following established procedures to ensure all businesses are in compliance.



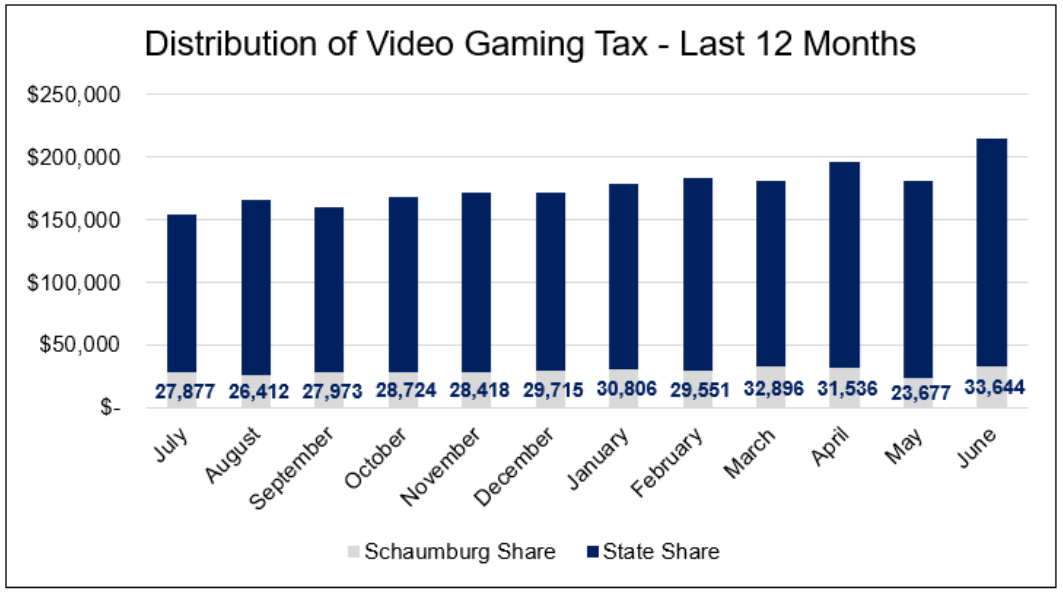
July **Hotel Tax** receipts totaled $917,925, which is a $60,038 or 7% increase compared to the same month last year. There were 8 delinquent taxpayers. Currently there are 34 active hotel/motel taxpayers, 30 hotels and 4 online travel companies. (Airbnb, Priceline, Rocket Travel, and Expedia - formerly 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 payment to MCNW was $103,918, bringing the Fiscal Year 25-26 YTD total paid to $430,947.

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 114 video gaming terminals as of June 2026.

In June 2026, gaming tax revenue of $33,644 was collected, contributing to a rolling 12-month total of $351,230. Displayed on the right is a listing of existing establishments along with their counts of VGTs.



Video Gaming	
June 2026	
Establishment Name	**VGT Count**
Bella Napoli Wood Fired Pizza	6
Moretti's Restaurant & Pizzeria	6
Finn McCool's Irish Sports pub	6
Drink	6
Global Brew Tap House	6
Matrix Bar & Grill	6
The Hideout of Schaumburg	6
Chicago Prime Italian	6
Frato's	6
Mugs Pizza & Ribs	6
Izzy's Slots	6
McCullough's Pub & Billiards	6
Pilot Pete's	4
Hopscotch LLC	6
Jenny's - East Schaumburg	6
Jenny's - North Schaumburg	6
Jenny's - West Schaumburg	6
Jenny's - South Schaumburg	4
VILLAGE TAVERN & GRILL	6
WESTWOOD TAVERN & TAP	4
	114

Other Tax and Financial Indices Information

Local Grocery Sales Tax FY 26/27 reflects the first full year of the locally adopted 1% Grocery Tax, which replaces the previously state-administered tax. The Village received $335,370 for the month of July, which reflects April sales. The FY 26/27 Budget is $4,202,400, YTD receipts total $1,051,030, thus so far, revenue is aligned with budget expectations.

Real Estate Transfer Tax receipts totaled $74,706 during July, a 19.9% increase from the same month last year, bringing the cumulative revenue for this fiscal year to $206,152 A total of 214 stamps were issued in July, compared to 179 stamps in the same month last year, which is a 19.1% increase.

Local Motor Fuel Tax is comprised of 16 gas stations remitting the $0.03/gallon local motor fuel tax. Receipts for July, which represent June sales, totaled $62,198, which is $14,814 or 19% lower compared to the same month last year. There is one delinquent taxpayer that Finance is working with to gain compliance. YTD revenues are $206,875; the total budget for this tax is $836,543.

Cannabis Tax revenue generated by adult-use cannabis sales began on January 1, 2020. Fiscal year tax receipts for State recreational cannabis tax are $125,525. CRTA allows Municipalities to collect up to 3% in cannabis tax, which the village has elected to do. Local cannabis taxes have decreased from a high of $1.28 million in FY22 to a projected $625,000 for FY27 due to high tax rates, competition from the underground marijuana market, and competition from hemp businesses.

Electricity Tax the Village received $288,411 in July 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 $833,489; $3.85 million annually is projected.

CPI (Consumer Price Index) From the June Report, CPI for Chicago-Naperville-Elgin area increased 2.5% for the 12 months ending in June. The index for all items less food and energy rose 1.7% over the year. The energy index was up 12.5%, and the food index also rose 2.5%.

PCE (Personal Consumption Expenditures). From the same month one year ago, the PCE price index for June increased 3.7%. Excluding food and energy, the PCE price index increased 3.3% from one year ago.

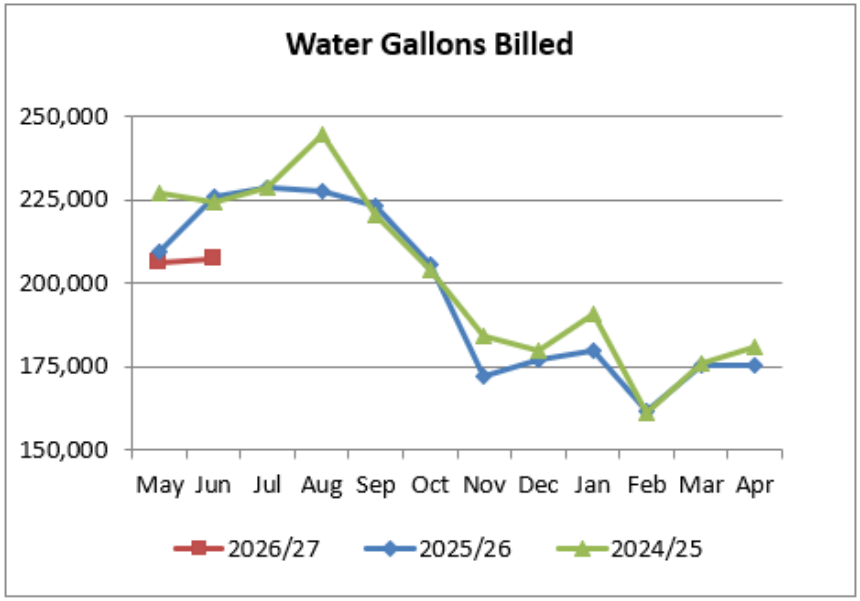
PPI (Producer Price Index) for final demand increased 0.3% in June. Prices for final demand goods decreased 1.4%, and the index for final demand services rose 0.2%. Prices for final demand rose 5.5% from one year ago.

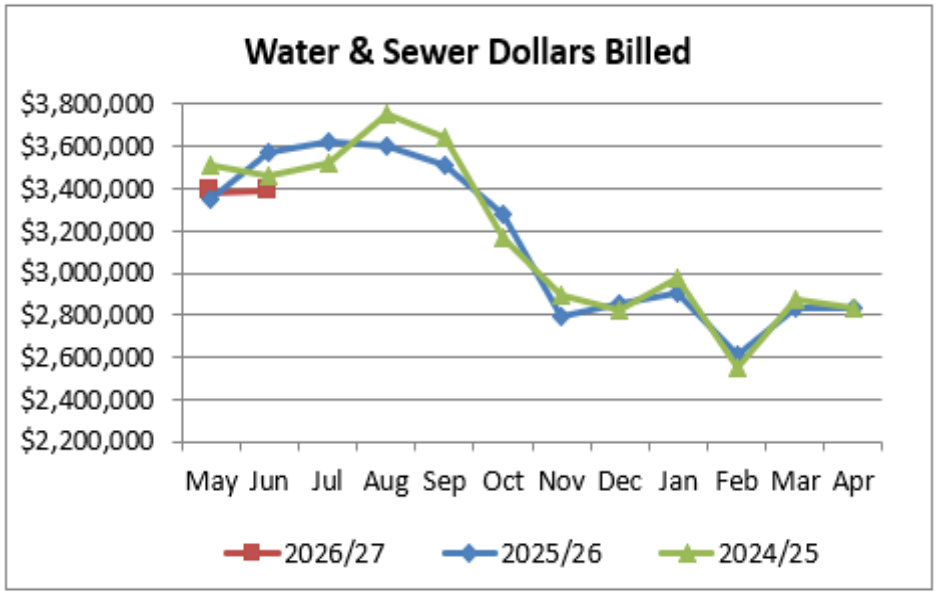
Finance
Monthly Report – July 2026

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

The July billing was rife with missing reads, more than double a typical month. Finance staff worked with Water Resources (WR) to understand the cause of the missing reads, which appears to be due to a Water Resources tower that was malfunctioning. As such, over 700 reads were manually entered into Munis to ensure the billing was as accurate as possible. Unfortunately, the manual entries are not recognized in the Munis billing reports, which is the basis for the graphs below. We've been told the tower is fixed and should not have this issue next month.

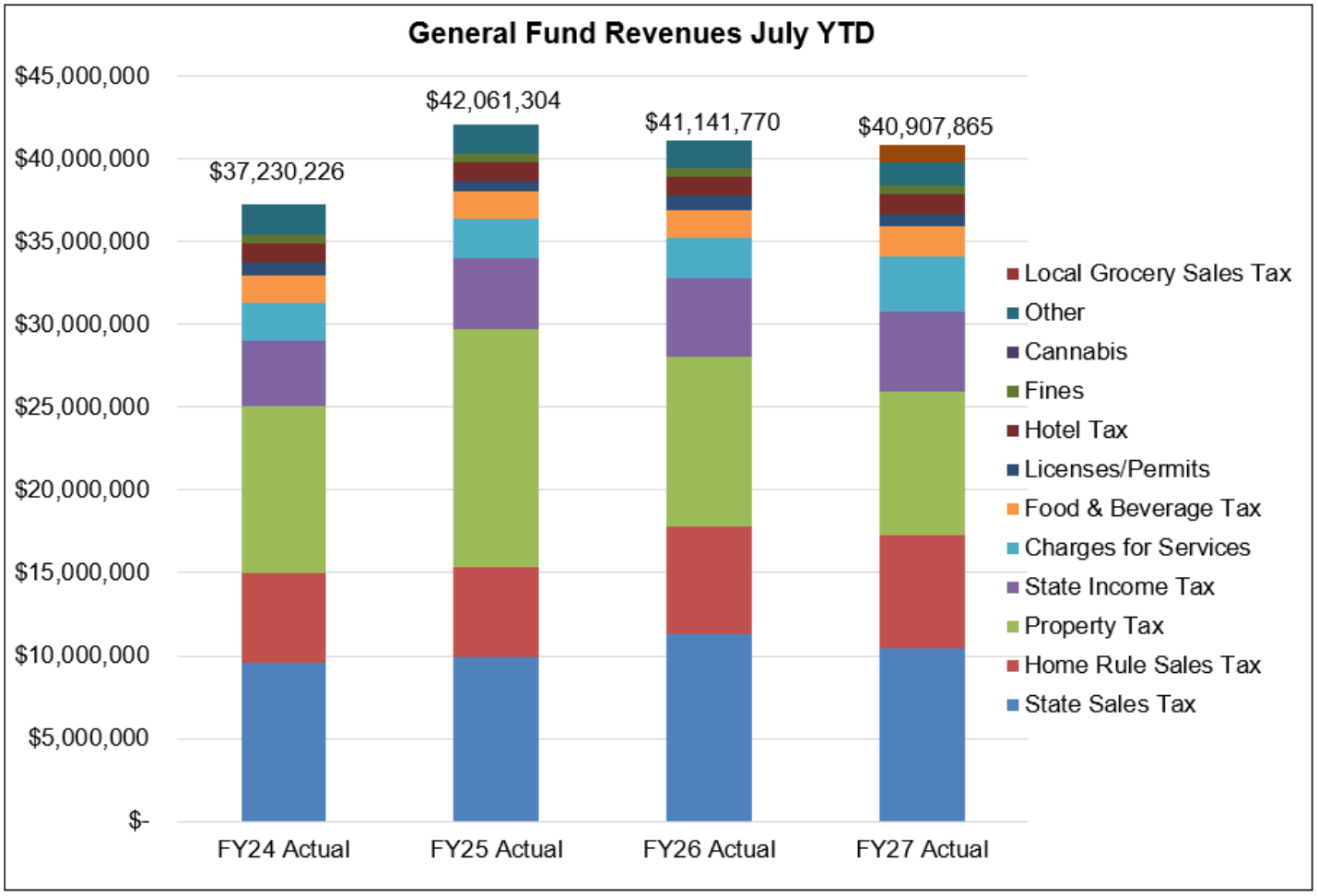
Description	June 2025 Number	June 2025 Amount	June 2026 Number	June 2026 Amount	YTD FY26/27 Number	YTD FY26/27 Amount
Bills Sent	26,649	$3,575,952	26,745	$3,393,962	53,547	$6,784,148
Shut Off Notices Sent	611	$108,281	605	$166,306	1,177	$325,531
Services Shut Off	29	N/A	36	N/A	66	N/A
Penalties	3,745	$49,365	4,041	$41,370	6,842	$62,116
New Direct Debit Accounts	123	N/A	92	N/A	245	N/A
Total Direct Debits	7,872	N/A	8,391	N/A	16,689	N/A
Direct Debits as % of Total Invoices	29.5%	N/A	31.0%	N/A	31.2%	N/A





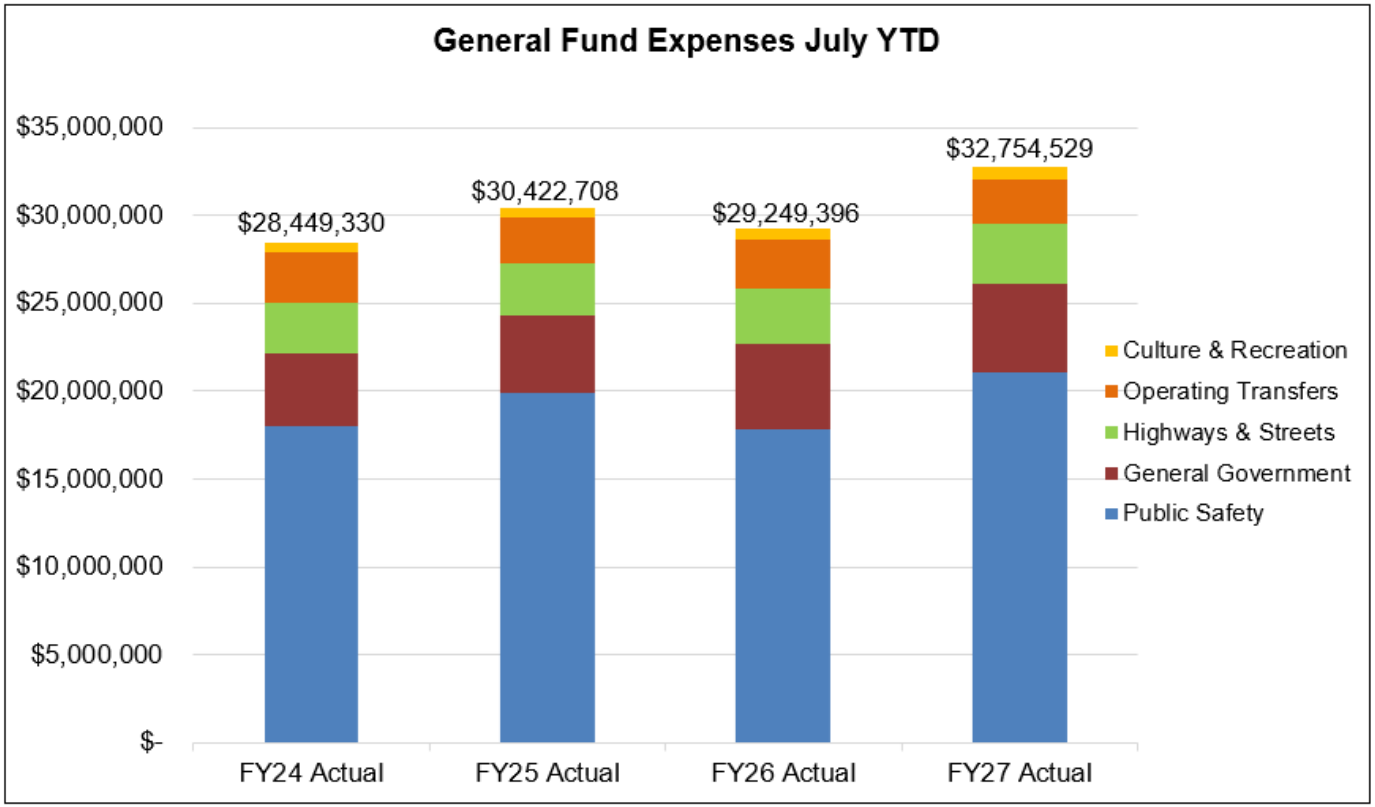
General Fund Historical Trends

Below are charts comparing the YTD actual results of FY 23/24 – FY 26/27.



General Fund Historical Trends

Below are charts comparing the YTD actual results of FY 23/24 – FY 26/27. The increase in Public Safety expenses for this Fiscal Year is related to Police & Firefighter Pension Expenses related to receipt of property taxes early on this fiscal year.



Monthly Financial Report - General Fund
July 31, 2026

	Current Month				YTD Actual					
	FY27 Original Budget	Actual	$ Variance	% Variance	FY27 Original Budget	Actual	$ Variance	% Variance	FY27 Original Budget	YTD Actual % of Original Budget
Revenues										
State Sales Tax	$ 3,483,872	$ 3,520,347	$ 36,475	1.0%	$ 10,016,132	$ 10,443,703	$ 427,571	4.3%	$ 43,548,400	24.0%
Property Taxes	-	-	-	0.0%	7,865,905	8,652,679	786,774	0.0%	19,479,582	44.4%
Home-Rule Sales Tax	1,860,180	2,259,908	399,728	21.5%	5,846,280	6,814,419	968,139	16.6%	26,574,000	25.6%
State Income Tax	1,422,210	1,548,746	126,536	8.9%	4,551,072	4,840,037	288,965	6.3%	14,222,097	34.0%
Food & Beverage Tax	537,672	550,006	12,334	2.3%	1,613,016	1,794,009	180,993	11.2%	6,452,065	27.8%
Hotel Tax	358,124	458,963	100,839	28.2%	1,074,372	1,223,158	148,787	13.8%	4,297,486	28.5%
Local Grocery Sales Tax	340,000	335,370	(4,630)	(1.4%)	1,005,000	1,051,030	46,030	4.6%	4,202,400	25.0%
Cannabis Tax	10,103	11,338	1,235	12.2%	30,309	34,373	4,065	13.4%	121,234	28.4%
Licenses & Permits	160,935	189,649	28,714	17.8%	704,160	699,163	(4,997)	(0.7%)	4,576,583	15.3%
Charges for Services	1,469,384	2,595,650	1,126,266	76.6%	4,001,489	3,384,788	(616,701)	(15.4%)	16,047,556	21.1%
Fines & Forfeits	158,074	181,038	22,964	14.5%	482,351	522,075	39,724	8.2%	1,831,848	28.5%
Other	516,782	515,075	(1,707)	(0.3%)	1,119,443	1,210,218	90,776	8.1%	4,707,250	25.7%
Transfers In	162,738	79,405	(83,333)	(51.2%)	488,215	238,214	(250,001)	(51.2%)	1,952,858	12.2%
Total Revenues	**$ 10,480,073**	**$ 12,245,494**	**$ 1,765,421**	**16.8%**	**$ 38,797,742**	**$ 40,907,865**	**$ 2,110,124**	**5.4%**	**$ 148,013,359**	**27.6%**
Expenditures										
President & Board	$ 31,888	$ 32,540	$ 652	2.0%	$ 106,896	$ 106,123	$ (773)	(0.7%)	$ 409,392	25.9%
Boards & Commissions	19,823	21,981	2,158	10.9%	61,005	26,693	(34,312)	(56.2%)	326,336	8.2%
General Government	179,177	127,173	(52,004)	(29.0%)	579,731	336,732	(242,999)	(41.9%)	2,465,708	13.7%
Communications	89,680	104,027	14,347	16.0%	288,700	215,431	(73,269)	(25.4%)	1,142,606	18.9%
Finance	181,813	197,755	15,942	8.8%	610,649	496,974	(113,675)	(18.6%)	9,174,277	5.4%
Info Technology	310,567	455,823	145,256	46.8%	1,153,753	1,576,729	422,976	36.7%	4,496,045	35.1%
Human Resources	228,673	269,794	41,121	18.0%	731,612	645,186	(86,426)	(11.8%)	2,881,538	22.4%
Cultural Services	241,989	281,874	39,885	16.5%	774,270	683,594	(90,676)	(11.7%)	3,848,359	17.8%
Police	2,332,718	2,290,711	(42,007)	(1.8%)	12,516,510	11,287,494	(1,229,016)	(9.8%)	39,626,180	28.5%
Fire	2,053,436	2,122,214	68,778	3.3%	10,846,063	9,807,724	(1,038,339)	(9.6%)	34,629,687	28.3%
Public Works	1,422,321	1,213,322	(208,999)	(14.7%)	4,554,069	3,269,574	(1,284,495)	(28.2%)	18,548,201	17.6%
Community Development	506,429	507,359	930	0.2%	1,677,985	1,391,597	(286,388)	(17.1%)	6,667,836	20.9%
Economic Development	59,740	83,574	23,834	39.9%	202,064	193,555	(8,509)	(4.2%)	1,216,822	15.9%
Transportation	59,674	70,022	10,348	17.3%	198,404	181,027	(17,377)	(8.8%)	780,780	23.2%
Excess Reserve Distribution	-	-	-	0.0%	-	-	-	0.0%	-	0.0%
Operating Transfers Out	845,366	845,366	-	0.0%	1,690,731	2,536,097	845,366	50.0%	10,144,386	25.0%
Total Expenditures	**$ 8,563,292**	**$ 8,623,535**	**$ 60,242**	**0.7%**	**$ 35,992,443**	**$ 32,754,529**	**$ (3,237,913)**	**(9.0%)**	**$ 136,358,153**	**24.0%**
Surplus (Deficit)	**$ 1,916,781**	**$ 3,621,959**	**$ 1,705,180**		**$ 2,805,299**	**$ 8,153,336**	**$ 5,348,037**		**$ 11,655,206**	

Monthly Financial Report - July 31, 2026
Water Utility Fund

	Current Month				YTD Actual					
	FY26 Original Budget	Actual	$ Variance	% Variance	FY26 Original Budget	Actual	$ Variance	% Variance	Total Original Budget	YTD Actual % Amended Budget
Revenues										
W & S Charges	$ 3,618,196	$ 3,455,799	$ (162,397)	(4.5%)	$ 10,540,605	$ 9,720,858	$ (819,747)	(7.8%)	$ 40,906,488	23.8%
Tap On Fees	10,000	9,240	(760)	(7.6%)	30,000	30,913	913	3%	120,000	25.8%
Other Revenue	150,546	31,481	(119,065)	(79.1%)	451,639	117,440	(334,199)	(74.0%)	1,806,556	6.5%
Total Revenues	**$ 3,778,743**	**$ 3,496,521**	**$ (282,222)**	**(7.5%)**	**$ 11,022,244**	**$ 9,869,211**	**$ (1,153,033)**	**(10.5%)**	**$ 42,833,044**	**23.0%**
Expenditures										
Salaries & Wages	$ 342,461	$ 333,778	$ (8,683)	(2.5%)	$ 1,198,613	$ 889,540	$ (309,072)	(25.8%)	$ 4,591,632	19.4%
Employee Insurance	68,887	68,887	-	0.0%	206,661	206,661	-	0.0%	826,644	25.0%
Employment Taxes	25,142	25,291	149	0.6%	87,996	70,029	(17,967)	(20.4%)	326,843	21.4%
Pensions	27,107	27,273	166	0.6%	94,875	74,992	(19,882)	(21.0%)	352,391	21.3%
Other Payroll Expenses	1,950	691	(1,259)	(64.6%)	24,792	17,429	(7,363)	(29.7%)	42,343	41.2%
Supplies	67,992	75,921	7,929	11.7%	204,126	172,832	(31,294)	(15.3%)	816,055	21.2%
Services and Charges	433,256	177,447	(255,809)	(59.0%)	1,299,911	603,748	(696,163)	(53.6%)	5,218,786	11.6%
JAWA	1,725,955	1,521,149	(204,806)	(11.9%)	4,500,775	4,368,149	(132,627)	(2.9%)	17,487,632	25.0%
Capital Expenditures	1,484,979	1,096,740	(388,239)	(26.1%)	4,454,937	1,189,908	(3,265,029)	(73.3%)	17,819,747	6.7%
Depreciation/Bad Debt	200,000	200,152	152	0.1%	600,000	600,512	512	0.1%	2,401,000	25.0%
Operating Transfers Out	314,934	314,934	0	0.0%	944,803	944,802	(0)	(0.0%)	3,779,210	25.0%
Total Expenditures	**$ 4,692,663**	**$ 3,842,263**	**$ (850,400)**	**(18.1%)**	**$ 13,617,488**	**$ 9,138,603**	**$ (4,478,885)**	**(32.9%)**	**$ 53,662,283**	**17.0%**
Surplus (Deficit)	**$ (913,920)**	**$ (345,742)**	**$ 568,178**		**$ (2,595,244)**	**$ 730,608**	**$ 3,325,852**		**$ (10,829,239)**	

Monthly Financial Report - June 30, 2026
Hotel and Convention Center Funds

	Current Month				YTD Actual				2026	YTD Actual
	Budget	Actual	$ Variance	% Variance	Budget	Actual	$ Variance	% Variance	Annual Budget	% of Annual Budget
Convention Center Fund (590)										
Revenues (590)										
Hotel Tax	$ 297,963	$ 509,950	$ 211,987	71.1%	$ 1,596,750	$ 1,715,277	$ 118,527	7.4%	$ 3,625,810	47.3%
Telecommunications Tax	289	184	(105)	(36.3%)	1,736	1,304	(432)	(24.9%)	3,472	37.6%
Amusement Tax	227,074	490,857	263,783	116.2%	1,414,592	1,738,608	324,016	22.9%	2,827,103	61.5%
H. R. Sales Tax - Renaissance	19,689	18,465	(1,224)	(6.2%)	91,687	101,274	9,587	10.5%	189,472	53.5%
Food & Beverage Tax	312,730	396,728	83,998	26.9%	1,861,500	1,941,700	80,200	4.3%	3,732,800	52.0%
State Sales Tax - Renaissance	19,689	18,465	(1,224)	(6.2%)	91,687	101,274	9,587	10.5%	189,472	53.5%
Invstmt Inc/Host Lease/Land Sale	254,208	164,078	(90,130)	(35.5%)	1,525,250	808,977	(716,273)	(47.0%)	3,050,500	26.5%
Operating Transfers In	755,255	725,791	(29,464)	(3.9%)	4,531,528	5,746,781	1,215,253	26.8%	9,063,055	63.4%
Total Revenues (590)	**$ 1,886,897**	**$ 2,324,518**	**$ 437,621**	**23.2%**	**$ 11,114,730**	**$ 12,155,195**	**$ 1,040,465**	**9.4%**	**$ 22,681,484**	**53.6%**
Expenditures (590)										
Professional Services	$ 27,083	$ -	$ (27,083)	(100.0%)	$ 162,500	$ 85,861	$ (76,639)	(47.2%)	$ 325,000	26.4%
Tax Exempt Bond Interest	-	-	-	0.0%	3,942,075	3,972,075	30,000	0.0%	7,884,150	50.4%
Capital/Equity Transfers Out	-	-	-	0.0%	-	-	-	0.0%	-	0.0%
Depreciation and Amortization	525,000	525,000	-	0.0%	3,150,000	3,150,000	-	0.0%	6,300,000	50.0%
Total Expenditures (590)	**$ 552,083**	**$ 525,000**	**$ (27,083)**	**(4.9%)**	**$ 7,254,575**	**$ 7,207,936**	**$ (46,639)**	**(0.6%)**	**$ 14,509,150**	**49.7%**
Surplus/ (Deficit) (590)	**$ 1,334,814**	**$ 1,799,518**	**$ 464,704**		**$ 3,860,155**	**$ 4,947,259**	**$ 1,087,104**		**$ 8,172,334**	
Renaissance Hotel/CC Fund (591)										
Revenues (591)										
Hotel Room Revenue	$ 1,448,892	$ 2,324,787	$ 875,895	60.5%	$ 9,757,974	$ 11,385,722	$ 1,627,748	16.7%	$ 20,708,843	55.0%
Banquet Revenue	1,491,517	1,416,146	(75,371)	(5.1%)	9,488,879	10,938,965	1,450,087	15.3%	20,798,600	52.6%
Restaurant Revenue	257,796	347,597	89,801	34.8%	2,147,617	2,462,358	314,741	14.7%	4,149,500	59.3%
Other Hotel/CC Revenue	380,696	368,231	(12,465)	(3.3%)	2,672,590	3,100,311	427,721	16.0%	5,196,857	59.7%
Equity/Capital Transfers In	-	-	-	0.0%	-	-	-	0.0%	-	0.0%
Total Revenues (591)	**$ 3,578,901**	**$ 4,456,761**	**$ 877,860**	**24.5%**	**$ 24,067,060**	**$ 27,887,356**	**$ 3,820,296**	**15.9%**	**$ 50,853,800**	**54.8%**
Expenditures (591)										
Hotel Room Expenses	$ 548,297	$ 566,974	$ 18,677	3.4%	$ 3,190,211	$ 3,467,295	$ 277,083	8.7%	$ 6,338,275	54.7%
Kitchen Expenses	599,724	512,240	(87,484)	(14.6%)	3,430,671	3,602,057	171,386	5.0%	6,456,542	55.8%
Banquet Expenses	566,914	473,400	(93,514)	(16.5%)	3,356,338	3,493,737	137,399	4.1%	6,690,636	52.2%
Restaurant Expenses	210,811	170,321	(40,490)	(19.2%)	1,210,311	1,209,148	(1,163)	(0.1%)	2,201,286	54.9%
Capital Outlay	214,033	137,414	(76,619)	(35.8%)	1,284,200	1,439,972	155,772	12.1%	2,568,400	56.1%
Other Expenses	1,413,153	1,332,456	(80,697)	(5.7%)	8,482,934	8,829,092	346,158	4.1%	17,191,754	51.4%
Transfer to Convention Center	759,398	725,791	(33,607)	(4.4%)	4,556,386	5,746,781	1,190,395	26.1%	9,112,771	63.1%
Total Expenditures (591)	**$ 4,312,330**	**$ 3,918,595**	**$ (393,735)**	**(9.1%)**	**$ 25,511,051**	**$ 27,788,082**	**$ 2,277,031**	**8.9%**	**$ 50,559,664**	**55.0%**
Surplus/ (Deficit) (591)	**$ (733,429)**	**$ 538,165**	**$ 1,271,594**		**$ (1,443,991)**	**$ 99,274**	**$ 1,543,265**		**$ 294,136**	
Net Surplus/ (Deficit)	**$ 601,385**	**$ 2,337,683**	**$ 1,736,298**		**$ 2,416,164**	**$ 5,046,533**	**$ 2,630,369**		**$ 8,466,470**	

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

Date	Project	Vendor	Amount
7/13/2026	Purchase of Plow Parts	Winter Equipment Company	$ 37,148
7/15/2026	Purchase of a UV Pipe Patch Kit	Vortex Technology Group	$ 42,366
7/29/2026	Olde Schaumburg Center Park Footwalk and Overlook Replacement	Innovation Landscape	$ 27,850
7/29/2026	Walnut Lane Resurfacing Project Supplemental Design Services	Michael Baker International	$ 31,947
7/29/2026	Purchase of One Chevrolet Tahoe	Olathe Fleet	$ 62,329
7/29/2026	Purchase of Upfit of One Ford F-350 Truck	Monroe Truck Equipment	$ 39,934
7/29/2026	Purchase of Upfit of One Ford F-450 Truck	Monroe Truck Equipment	$ 37,858
7/31/2026	Enhanced Pedestrian Crossing Maintenance	Surface Construction	$ 74,998
7/31/2026	Brick Paver Repairs at the intersection of Schaumburg and Roselle Road	Sebert Landscaping	$ 30,820
		Monthly Total	**$ 385,250**
		Year to Date Total	**$1,293,431**

SUMMARY OF CASH AND INVESTMENTS

INTEREST RATES OF RETURN

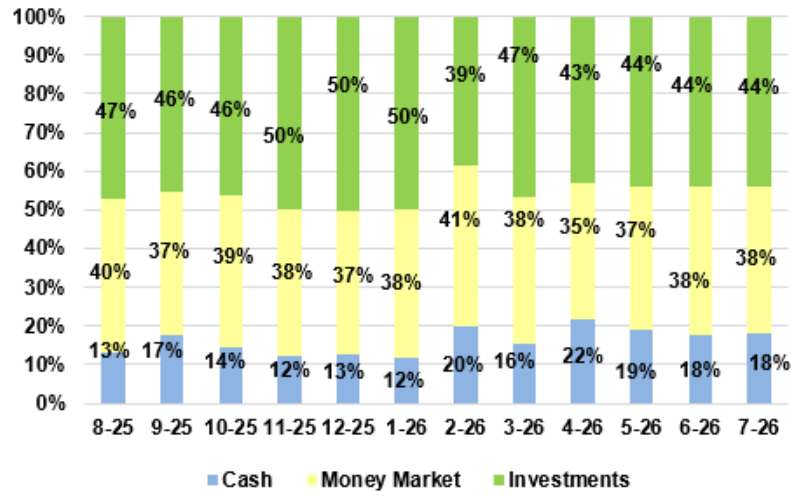
Average rate of return on investments for FY26 was 3.9% and is 3.7% in FY27. Village investments are laddered over five years and diversified in the following categories:

Investment Type	Avg. Rate	Investment Weight	Avg. Weighted Total
CD	3.8%	13.1%	0.5%
Fifth Third Securities Investments	3.6%	41.0%	1.5%
Fifth Third Securities Money Market	3.5%	0.3%	0.0%
IL Funds	3.8%	28.2%	1.1%
Max Safe	3.9%	17.5%	0.7%
FY 27 YTD Average Interest Rate of Return			**3.72%**

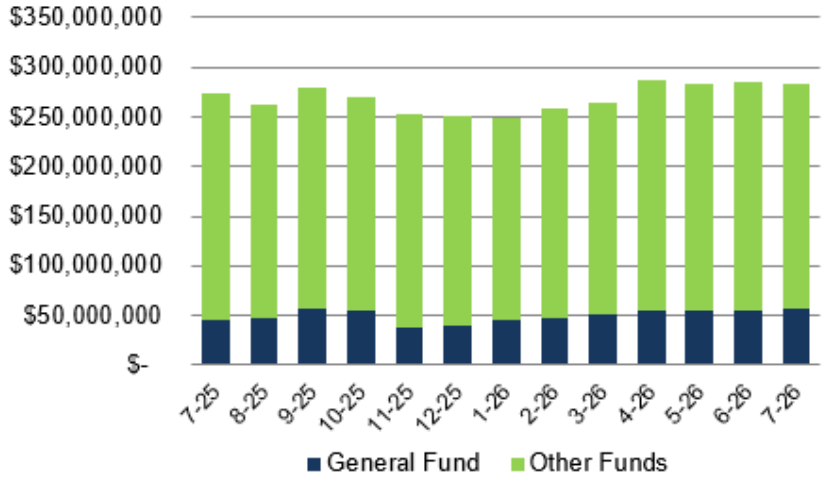
VILLAGE OF SCHAUMBURG
STATEMENT OF CASH AND INVESTMENTS
July 31, 2026

	Par Value	Current Book Value	Market Value	Percent Total Book Value
Cash	51,267,659	51,267,659	51,267,659	18%
Money Market	107,427,479	107,427,479	107,427,479	38%
CDs	29,937,455	29,937,455	29,918,037	11%
Agency Bonds	61,655,000	61,610,216	60,985,537	22%
US Treasury Notes	16,650,000	16,675,465	16,496,591	6%
Municipal Bonds	17,456,000	16,891,221	16,618,340	6%
	$ 284,393,593	$ 283,809,494	$ 282,713,642	100%
Last Year	$ 275,013,755	$ 274,498,834	$ 274,291,234	
% Change from Last Year	3.4%	3.4%	3.1%	

Cash vs Money Market vs Investments



General Fund & Total Investments by Month



VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve Membership Dues for National League of Cities
08/25/26
Village Board

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

Account(s):	Budget:	Expense Request:
1011005-7216	$7,004	$7,214

The budget status for this request is: Over Budget

Amount Over Budget: 210

Executive Summary:

Attached is the membership renewal for the National League of Cities (NLC) for 2026/2027.

The NLC is the voice of America's cities in the Nation's Capitol and empowers local leaders to advocate for city priorities. NLC is a nonpartisan organization that embraces diversity of thought, perspective, and experiences; focuses on what matters most to their member cities, towns, villages, and municipalities nationwide; is a resource and advocate for their members, and a key partner to the state municipal leagues.

Recommended Action:

The Village Manager recommends that the FLAGG Committee recommend the Village Board approve membership in the National League of Cities, and that membership dues in the amount of $7,214 be paid.

ATTACHMENTS:

- NLC Dues 2026.pdf

NATIONAL LEAGUE OF CITIES

CITIES STRONG TOGETHER

660 North Capitol Street, NW, Washington, DC 20001

Membership Renewal Statement

RECEIVED
JUL 08 2026
Village Clerk

Jane Lentino
Village Clerk
Village of Schaumburg
101 Schaumburg Ct
Schaumburg, IL 60193-1881

Date: 06/16/2026
Invoice #: 197995
Member #: 000001352O
Member Since: 08/01/1987
Membership Expiration: 07/31/2026

Description	Price	Discount	Amount
Direct Member Dues 08/01/2026 - 08/01/2027	$7,214.00	$0.00	$7,214.00

Invoice Total	$7,214.00
Amount Paid	$0.00
PLEASE PAY	**$7,214.00**

Credit Card payments: visit the MyNLC Portal or nlc.org/expresspay (no log in needed)
Check payments: Please address to NATIONAL LEAGUE OF CITIES, PO BOX 70511 Philadelphia, PA 19176-0511
ACH/EFT payments for NLC: Account Name – National League of Cities; Account Number – 2000033034119; Wire/ACH Routing Number – 121000248; Bank – Wells Fargo Bank, N.A.; Bank Address – 420 Montgomery San Francisco, CA 94104; Please include the invoice number in the subject line.

PLEASE DETACH AND REMIT WITH YOUR PAYMENT

Invoice #: 197995

Member #: 000001352O

Jane Lentino
Village Clerk
Village of Schaumburg
101 Schaumburg Ct
Schaumburg, IL 60193-1881

For online payments, visit us at:
https://my.nlc.org/eweb

If paying by check,
please make check payable and mail to:

National League of Cities
PO Box 70511, Philadelphia, PA 19176-0511

Total Due: **$7,214.00**
Amt Remitted: _____

NLC NATIONAL LEAGUE OF CITIES
CITIES STRONG TOGETHER

RECEIVED
JUL 08 2026
Village Clerk

FY2025-FY2026 Membership Dues

The National League of Cities Board of Directors voted in 2017 to implement a policy to adjust dues annually based on the Consumer Price Index (CPI), with a maximum dues adjustment of three percent (3%). The membership dues adjustment for FY2026 is 3%, effective October 1, 2024. In addition, with the final 2020 U.S. Census numbers being released, NLC has transitioned to 2020 population numbers starting with FY24 dues. This means some members may see a shift in categories after FY23 due to population changes between the 2010 and 2020 counts. For questions, please call us at 877-827-2385 or email membership@nlc.org.

Four methods to remit membership dues:

ACH Transfer

Account: National League of Cities
Account Number: 2000033034119
Routing/ Transit Number: 121000248
Bank Name: Wells Fargo Bank, N.A.
Bank Address: 1300 I St., NW 12th Fl
Washington, D.C. 20005

Credit Card

nlc.org/mynlc

Try Express Pay to avoid singing in:
nlc.org/expresspay

First Class Mail

National League of Cities
PO Box 70511
Philadelphia, PA 19176-0511

Overnight Mail

Lockbox Services (Box #4047)
National League of Cities
MAC Y1372-045
401 Market Street
Philadelphia, PA 19106

POPULATION	FY25 DUES	FY26 DUES
Under 1,000	$309	$318
1,001-2,000	$631	$650
2,001-5,000	$952	$981
5,001-10,000	$1,314	$1,353
10,001-20,000	$1,752	$1,805
20,001-30,000	$2,190	$2,256
30,001-40,000	$3,834	$3,949
40,001-50,000	$4,487	$4,622
50,001-60,000	$5,256	$5,414
60,001-70,000	$6,356	$6,547
70,001-80,000	$7,004	$7,214
80,001-90,000	$7,881	$8,117
90,001-100,000	$9,197	$9,473
100,001-125,000	$10,288	$10,597
125,001-150,000	$11,384	$11,726
150,001-175,000	$12,485	$12,860
175,001-200,000	$13,573	$13,980
200,001-225,000	$14,671	$15,111

POPULATION	FY25 DUES	FY26 DUES
225,001-250,000	$15,767	$16,240
250,001-275,000	$16,860	$17,366
275,001-300,000	$17,955	$18,494
300,001-325,000	$19,054	$19,626
325,001-350,000	$20,144	$20,748
350,001-375,000	$21,240	$21,877
375,001-400,000	$22,333	$23,003
400,001-425,000	$23,428	$24,131
425,001-450,000	$24,525	$25,261
450,001-475,000	$25,613	$26,381
475,001-500,000	$26,709	$27,510
500,001-600,000	$27,807	$28,641
600,001-700,000	$28,893	$29,760
700,001-800,000	$29,995	$30,895
800,001-900,000	$31,091	$32,024
900,001-1,000,000	$32,185	$33,151
1,000,001-1,333,333	$40,722	$41,944
1,333,334-1,666,666	$45,978	$47,357
Over 1,666,667	$52,952	$54,541

NLC NATIONAL LEAGUE OF CITIES
CITIES STRONG TOGETHER

RECEIVED
JUL 08 2026
Village Clerk

We Value Your Membership!

Dear Jane,

Membership Contact
membership@nlc.org
202-626-3000

It has been a pleasure to serve the Village of Schaumburg.
as a member of the National League of Cities (NLC).
Our records indicate that your NLC membership will expire on 7/31/26.
We appreciate your membership and thank you for being a part of the NLC family.

We remain flexible and NLC is committed to working with your municipality.
We offer a number of options to pay your dues.

1. Pay online by credit card on the MyNLC portal (nlc.org/mynlc)
2. NEW Pay online via the Express Pay feature without logging in (nlc.org/expresspay)
3. Send a check to the NLC lockbox address listed on your invoice
4. Complete an ACH transfer payment

Our records indicate that you are the billing contact for Village of Schaumburg.
If this has changed or if you have any questions, please contact our membership team
at membership@nlc.org or call 877-827-2385.

Sincerely,

Timothy Evans

Director, Member Services and Engagement

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the First Amendment to the FY 26/27 Annual Budget to Complete FY 25/26 Capital Improvement Projects
08/25/26
Village Board

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

Executive Summary:

The Fiscal Year (FY) 26/27 – 30/31 amended Capital Improvement Plan (CIP) was adopted by the Village Board with the Annual Budget Proposal on April 28th, 2026. Each year between February and the end of the fiscal year, project managers are asked to review the budgets and schedules for the previous year's projects and assess if any work will continue into the new FY. Attached is a memo outlining the reasons for project delays in FY 25/26, along with the corresponding rebudget requests. Also included are:

- An ordinance to amend the FY 26/27 budget.
- The associated budget amendment table detailing fund-level impacts

Recommended Action:

The Village Manager recommends the FLAGG Committee recommend the Village Board adopt an Ordinance making the first amendment to the Fiscal Year 2026/27 Annual Budget.

ATTACHMENTS:

- FY 26-27 CIP Budget Amendment Ordinance.pdf
- CIP Rebudget Memo (FY 27).pdf
- Total Changes by Fund.png

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE MAKING THE FIRST AMENDMENT TO THE ANNUAL BUDGET FOR THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR COMMENCING MAY 1, 2026 AND ENDING APRIL 30, 2027

ADOPTED: August ____, 2026

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

ORDINANCE NO. 26-_____

AN ORDINANCE MAKING THE FIRST AMENDMENT TO THE ANNUAL BUDGET FOR THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR COMMENCING MAY 1, 2026 AND ENDING APRIL 30, 2027

WHEREAS, the Village Board of Trustees passed and adopted an ordinance on April 28, 2026 establishing the budget for the Village of Schaumburg for the fiscal year beginning May 1, 2026 and ending April 30, 2027; and

WHEREAS, it has been determined that the 2026/27 budget, as originally proposed by the Village Manager, and as passed and adopted by the Village Board of Trustees, needs to be amended to reflect unforeseen economic events that have occurred subsequent to the date of its original preparation and approval.

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: That pursuant to authority granted by the statutes of the State of Illinois, the budget for the Village of Schaumburg for the fiscal year beginning May 1, 2026 and ending April 30, 2027 is hereby amended as set forth in the attached table to this Ordinance. The sums of money hereinafter itemized for each of the respective corporate objects specified hereby increase or decrease the amounts included in the original budget. Any revenue and expense items contained in the original budget not changed by this budget amendment shall remain in effect.

SECTION TWO: That this Ordinance shall be in full force and effect, after passage, approval and publication as required by law.

AYES:

NAYS:

ABSENT:

ADOPTED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

Date: August 11, 2026

To: Village Manager

From: Capital Improvement Coordinator, EPW
Assistant to the Village Manager, General Government

Subject: Required Funding to Complete FY 25/26 CIP Projects

Introduction

The Fiscal Year (FY) 26/27 – 30/31 amended Capital Improvement Plan (CIP) was adopted by the Village Board with the Annual Budget Proposal on April 28th, 2026. Each year between February and the end of the fiscal year, project managers are asked to review the budgets and schedules for the previous year's projects and assess if any work will continue into the new FY. For varying reasons, 61 projects were not completed before April 28th, and were left unbudgeted or underbudgeted with the adoption of the FY 26/27 budget. The total amount unbudgeted is $15,029,407.88 including revenue. This memo contains a list and brief description of each project.

Discussion

Each year, staff does their best to estimate the completion of projects. Factors such as inclement weather, contractor availability, and scheduling often play a role in project delays. While staff aims to include all necessary adjustments in the mid-year amendment presented to the board in November, many project delays occur too late in the FY to make necessary adjustments at that time. The following list contains those projects that realized delays after the FY 25/26 mid-year amendment with a justification for the rebudgeting request. Detailed financial information for these four projects is also included on the attached table.

Ron Pande Memorial Splash Pad Rehabilitation

While project closeout was anticipated during FY 25/26, extended lead times for required materials delayed completion until FY 26/27.

Unbudgeted Expense Amount: $10,000.00

2222 Hammond Drive Demolition

Demolition activities could not begin during FY 25/26 because the building remained occupied and was not fully vacated. As a result, the project was placed on hold until the property became available for demolition.

Unbudgeted Expense Amount: $39,000.00

Hammond Drive at Algonquin Road Intersection Improvements

While final design was anticipated to be completed in FY 25/26, completion extended into FY 26/27 due to the continued condemnation process for the final easement needed to advance the project. Design activities were also delayed as the project scope was refined to incorporate additional federal funding secured through Representative Krishnamoorthi's office.

Unbudgeted Expense Amount: $569,199.93

90 North Park

Construction activities extended into FY 26/27 because the original construction had to be value engineering with scope refinement to bring construction costs within the village's approved budget before the contract was awarded. As a result, construction start was delayed to August 2025.

Unbudgeted Expense Amount: $2,400,000.00

North Meacham Road Corridor Streetscape

Project completion extended into FY 26/27 due to coordination with adjacent development projects. Installation of ComEd ductwork associated with the Veridian development occurred throughout the full length of the project corridor, delaying completion of streetscape improvements. In addition, ongoing construction of the Village Fresh Market development impacted work at the north end of the project, further extending the construction schedule into FY 26/27.

Unbudgeted Expense Amount: $1,790,267.64

90 North Pedestrian Bridge

Project progress has been delayed pending approval from Zurich North America to access its property and complete geotechnical soil investigations required by IDOT. These investigations must be completed before the project can proceed to Phase II.

Unbudgeted Expense Amount: $37,197.41

90 North Road Re-alignment-Thoreau

Phase I remains underway, with staff currently reviewing the Preliminary Design Report (PDR) and advancing two additional work orders for the Embrace Plaza concept and the Central Road Feasibility Study. As these planning efforts, preliminary design activities, and consultant negotiations continued through fiscal year-end, final design could not begin as anticipated, extending project development into FY 26/27.

Unbudgeted Expense Amount: $142,175.30

Walden Subdivision Water and Sanitary

Evaluation of the proposed Thoreau Drive realignment identified the need for additional utility analysis before the project can advance. As a result, the study phase extended into FY 26/27 to evaluate the impacts of the revised right-of-way alignment on existing utilities.

Unbudgeted Expense Amount: $50,336.17

90 N Shared Street Fiber, WiFi, and Cameras

Installation of the park's fiber infrastructure was postponed at the request of the landscape contractor to avoid potential damage during ongoing landscape construction. Because the Wi-Fi and security camera systems are dependent on the fiber network, their installation was also deferred, extending project completion into FY 26/27.

Unbudgeted Expense Amount: $64,937.23

North Meacham Rd Corridor Streetscape Phase 2
Preliminary design was delayed due to coordination with the 90 North Pedestrian Bridge project to define the relationship between the two projects and determine how the bridge would connect to the North Meacham Road Corridor Streetscape. Additional coordination regarding planned utility relocations and bicycle/pedestrian detour routes was required before the Preliminary Design Report (PDR) could be finalized and submitted. As a result, preliminary design extended into FY 26/27.

Amendment Amount: $9,064.74 (Not Carryover)

90 North Park - Irrigation
The project scope expanded during FY 25/26 to include additional irrigation improvements and repair work associated with the Stage II Park improvements. The expanded scope included irrigation system modifications to accommodate Stage II construction, repairs necessitated by the 90N Live event, and irrigation improvements in additional park and parkway areas beyond the original contract limits. These additional improvements extended construction activities beyond FY 25/26, with the remaining irrigation inspections and project closeout activities scheduled for completion in FY 26/27.

Unbudgeted Expense Amount: $82,999.93

Sidewalk Gap Program: Plum Grove Road - Sherwood to Existing
Evaluation of alternative pedestrian crossing locations extended the study phase into FY 26/27. Additional coordination with the Schaumburg Park District is needed to select a preferred crossing location before the project can advance into final design.

Unbudgeted Expense Amount: $37,100.47

Sidewalk Gap Program: Plum Grove Road - Schaumburg to Shoreline
Construction activities extended into FY26/27 due to the coordination required between the village's contractor and Cook County's contractor, both of whom were performing work within the same corridor. Coordinating the sequencing of work between the two contractors affected the overall construction schedule. Additionally, redesign of the northwest retaining wall after construction commenced required revisions to the project, further extending design and construction activities beyond fiscal year-end.

Unbudgeted Expense Amount: $120,970.00
Unbudgeted Revenue Amount: $83,930.00

Meacham and Golf Road Bike Path: Higgins Road to American Lane and Roosevelt Boulevard to Meacham Road
Construction activities extended into FY 26/27 due to delays associated with ComEd's relocation of several power poles. As a result, less work was completed in FY 25/26 than anticipated, and the remaining budget is required to fulfill the awarded construction contract and complete the project.

Unbudgeted Expense Amount: $123,758.73
Unbudgeted Revenue Amount: $27,502.98

Retaining Wall Improvements: Schaumburg Road at Plum Grove Road
Construction activities extended into FY26/27 due to the coordination required between the village's contractor and Cook County's contractor, both of whom were performing work within the same corridor. Coordinating the sequencing of work between the two contractors affected the overall construction schedule.

Unbudgeted Expense Amount: $32,687.00

Traffic Signal Cabinet & Controller Replacement Program

Project initiation was delayed while staff coordinated a single design effort for multiple signalized intersections rather than completing the work over multiple fiscal years, resulting in a delayed release of the RFP and extending the project into FY 26/27. After proposals were received for the original 13-intersection scope, consultant costs significantly exceeded the available budget. As a result, the scope was reduced to five signalized intersections to better align with available funding. The requested rebudget will carry forward the originally budgeted $115,000 to continue the project. An additional midyear budget amendment of $33,994 will be requested in FY 26/27 to fully fund the consultant contract. This funding approach was approved by the Village Board in June 2026.

Unbudgeted Expense Amount: $115,000

Bike Path Reconstruction/Resurfacing Program

Due to prior-year rebudgeted funds, approximately $800,000 was available for this project in FY 25/26. While staff successfully utilized the majority of the available funding, the inventory of village-owned multi-use paths needing resurfacing has become diminished. As a result, future resurfacing efforts are expected to focus on Cook County and IDOT-owned paths. These projects require additional design services to meet agency requirements, including topographic surveys and the preparation of plan and profile sheets. The requested rebudget will provide funding for these additional design activities.

Unbudgeted Expense Amount: $254,841.07

Municipal Center Grounds Electrical Upgrades

Extended lead times for critical electrical equipment delayed construction activities during FY 25/26. As a result, the fiscal year was primarily dedicated to material procurement, with field installation not beginning until June 2026.

Unbudgeted Expense Amount: $1,302.00

Martingale Road/Higgins Road Bike Path Project

The project has secured funding through both ITEP and CMAQ Programs. However, differing funding requirements, schedules, and obligation deadlines required additional coordination to ensure both funding sources could be successfully utilized. Throughout FY 25/26, staff worked closely with the Northwest Municipal Conference and IDOT to clarify program requirements, align project schedules, and develop an approach that maximizes the available grant funding. Because these discussions were necessary to establish the project's final design schedule and funding strategy, Phase II design was deferred until the coordination was complete. Final design is now scheduled to begin in early FY 26/27.

Unbudgeted Expense Amount: $150,000.00
Unbudgeted Revenue Amount: $112,500.00

Street Reconstruction and Repair Program

Available FY 25/26 rollover funds from prior-year improvements in the Lamorak Drive area remained unspent due to project scheduling and favorable bid pricing, resulting in available program savings. Staff is requesting the rebudget of the remaining amount to advance additional roadway improvements in the Lexington Fields Estates neighborhood and on Sharon Lane as part of the FY 26/27 Street Improvement Program. This approach was presented to the Engineering and Public Works Committee in July

Unbudgeted Expense Amount: $930,104.05

SHS Bike Path: Volkening Lake to SHS
Project development extended beyond FY 25/26 due to the ongoing review of required easement plats by the homeowners association and Schaumburg High School. Any comments received may require revisions to the easement documents before final design can be completed, delaying completion of project development into FY 26/27.

Unbudgeted Expense Amount: $1,948.73

Higgins Bike Path: Roselle Road to Glen Lake Road
Preliminary design was intentionally phased across FY 25/26 and FY 26/27 to coordinate with the Village of Hoffman Estates' budget schedule and allow execution of the necessary intergovernmental agreement for this joint project. Aligning funding commitments and reimbursement responsibilities between both communities required additional coordination, resulting in preliminary design continuing into FY 26/27.

Unbudgeted Expense Amount: $76,058.48

Municipal Campus Landscape Plan
These funds are requested to cover the remaining costs associated with final design and permitting services provided by Hey and Associates. Completion of the project has been delayed due to the extended review and approval timelines for permits from MWRD, IDNR, and ComEd. As a result, final design activities have continued beyond FY 25/26, requiring previously unanticipated funding to be rebudgeted into FY 26/27 to complete the remaining work.

Unbudgeted Amendment Amount: $16,355.08

International Sculpture Park Upgrades
Completion of the project extended beyond FY 25/26 because the campus-wide signage program required redesign, delaying artwork procurement, fabrication, and installation. As these activities could not be completed by fiscal year-end, the remaining project funding is requested to be rebudgeted into FY 26/27 to complete implementation.

Unbudgeted Expense Amount: $147,995.83

Utility Undergrounding
The Feasibility Study phase extended beyond FY 25/26 due to the coordination required with multiple external agencies and utility providers, including dry utility companies, IDOT, and the Cook County Department of Transportation and Highways. Establishing project design guidelines, standards, phasing, cost responsibilities, and implementation processes required a series of meetings, the timing of which was dependent on the varying schedules and response times of each participating agency. As a result, completion of the Feasibility Study was delayed into FY 26/27.

Unbudgeted Expense Amount: $23,689.77

Rodenburg Road: Irving Park Road to Village Limits
Final project closeout activities remained ongoing at fiscal year-end and continued to require coordination with IDOT, completion of Phase III engineering services, processing of final contractor pay estimates, and reconciliation of reimbursement activities with the Village of Roselle. Because these administrative, agency coordination, and project closeout activities were not completed before the close of FY 25/26, the project remained active and funding is requested in FY 26/27 to complete final closeout.

Unbudgeted Expense Amount: $514,176.15
Unbudgeted Revenue Amount: $149,566.81
Amended Revenue Amount (Not carryover): $107,521.27

Woodfield Road: Plum Grove Road to Meacham Road
Project startup was delayed due to a required NICOR utility relocation, resulting in less construction being completed during FY 25/26 than originally anticipated. As a result, the remaining construction, construction engineering, and associated project services extended into FY 26/27.

Unbudgeted Expense Amount: $80,588.71
Unbudgeted Revenue Amount: $7,500.00

Meacham Road Improvements: Higgins Road to Golf Road
Project closeout activities and Phase III engineering services remained ongoing at fiscal year-end and continued to require coordination with IDOT. Because final closeout activities, including agency coordination and reimbursement processing, were not completed during FY 25/26, the remaining engineering services and reimbursement activities extended into FY 26/27. The requested rebudget will provide the funding necessary to complete final project closeout.

Unbudgeted Expense Amount: $8,143.84
Unbudgeted Revenue Amount: $6,107.88

McConnor Pkwy Reconstruction: Meacham Road to Roosevelt Blvd
Required NICOR utility relocations delayed the start of Stage 1 construction, resulting in less construction activity during FY 25/26 than originally anticipated. As construction progressed, final design support remained necessary to respond to contractor requests for information (RFIs) and address field conditions. Consequently, construction and associated engineering services extended into FY 26/27.

Unbudgeted Expense Amount: $217,168.80

McConnor Pkwy Reconstruction: Roosevelt Blvd to Golf Road
Required NICOR utility relocations delayed the start of Stage 1 construction, resulting in less construction activity during FY 25/26 than originally anticipated. As construction progressed, final design support remained necessary to respond to contractor requests for information (RFIs) and address field conditions. Consequently, construction and associated engineering services extended into FY 26/27.

Unbudgeted Expense Amount: $201,148.48

Salem Dr. Reconstruction: Weathersfield Way to Schaumburg Road
Construction activities are substantially complete; however, consultant services remain active to complete final IDOT billing, project closeout documentation, and reimbursement processing. Because these administrative and project closeout activities were not completed before the end of FY 25/26, Phase III engineering services extended into FY 26/27, and the remaining funding is needed to complete final project closeout.

Unbudgeted Expense Amount: $15,587.47
Unbudgeted Revenue Amount: $26,821.32

Salem Dr. Reconstruction: Schaumburg Road to Parker Drive
Final design activities extended beyond FY 25/26 after the Phase II boundary survey identified portions of the existing sidewalk located outside the public right-of-way. Additional engineering evaluation was required to determine the preferred design approach, ultimately resulting in the decision to acquire additional right-of-way. These unforeseen engineering and right-of-way acquisition efforts increased the project's anticipated costs and extended final design activities into FY 26/27. While this request carries over all remaining funds from FY 25/26, there is a request to increase the project's overall budget to make up for these additions.

Unbudgeted Expense Amount: $139,752.50
Amendment Amount (Not Carryover): $50,247.50

Bode Road Reconstruction: Springinsguth Road to Braintree Drive
Adverse weather conditions delayed completion of the field survey required to advance project design, extending preliminary engineering activities beyond FY 25/26.

Unbudgeted Expense Amount: $99,135.97

Springinsguth Reconstruction: Weathersfield Way to Schaumburg Road
As part of coordination with Cook County Department of Transportation and Highways (DOTH) for the Wise Road and Springinsguth Road intersection, the village completed an intersection design study to evaluate existing operations and determine whether lane reconfigurations would be necessary. This additional analysis required supplemental engineering services beyond the original project scope, resulting in the need for additional budget.

Amendment Amount (Not Carryover): $31,128

Walnut Resurfacing: Bode Road to Schaumburg Road
Final design activities extended beyond FY 25/26 to allow time for a public meeting and consideration of public comments. The project findings will be presented to the Transportation Committee to obtain direction prior to completion of the final design. As a result, final design activities continued into FY26/27.

Unbudgeted Expense Amount: $245,963.62

National Pkwy Reconstruction: Higgins Road to Schaumburg Road
While preliminary design was intentionally planned across two fiscal years, staff determined during FY 25/26 that a comprehensive topographic survey was necessary before preliminary design could be finalized. Completion of the additional survey extended preliminary design activities into FY 26/27.

Unbudgeted Expense Amount: $42,571.75

Weathersfield Way Resurfacing: Salem Drive to Roselle Road
The project scope was revised to require completion of a Phase I engineering study before Phase II design could begin due to the inclusion of a proposed off-street shared-use path. The additional planning, environmental documentation, and engineering evaluation required for Phase I extended into FY 26/27.

Unbudgeted Expense Amount: $98,798.01

Weathersfield Way Resurfacing: Barrington Road to Springinsguth Road
Weather conditions delayed completion of the topographic survey and pavement core sampling required to advance design, extending preliminary engineering activities beyond FY 25/26.

Unbudgeted Expense Amount: $58,073.60

Lift Station Rehabilitation - Walnut Lane
Contractor procurement activities took longer than anticipated following project kickoff, delaying material pre-orders and coordination with manufacturers beyond fiscal year-end. As a result, construction did not commence during FY 25/26, and the construction phase shifted into FY 26/27. The requested rebudget will provide the remaining funding necessary to complete construction.

Unbudgeted Expense Amount: $415,117.50

National Pkwy Reconstruction: Golf Road to American Lane
IDOT review of material submittals and associated project billing remained ongoing at fiscal year-end. Because agency review, final invoicing, and reimbursement processing were not completed during FY 25/26, construction costs associated with this phase could not be fully processed before year-end, requiring the remaining funding to be carried into FY 26/27.

Unbudgeted Expense Amount: $142,559.69

Sanitary Sewer MWRD IICP Requirements & Management Program - North Braintree
Construction activities extended beyond FY 25/26 primarily because additional manhole rehabilitation work identified by operations expanded the original project scope. Adverse weather conditions also affected the construction schedule, delaying completion after fiscal year-end.

Unbudgeted Expense Amount: $113,483.63

Gray Farm Marsh - Dredging Improvements
Construction activities were delayed because unusually wet weather during April prevented completion of the required plug plantings before fiscal year-end. As a result, construction and associated construction engineering services extended into FY 26/27 until the planting work could be completed.

Unbudgeted Expense Amount: $154,503.81
Unbudgeted Revenue Amount: $154,503.81

Storm Sewer Analysis and Rehabilitation
Additional sewer televising needs were identified for multiple projects during FY 25/26, expanding the original work program. Because the additional inspections could not be completed before fiscal year-end, the remaining sewer televising activities will continue as part of the FY 26/27 program.

Unbudgeted Expense Amount: $335,594.19

Sanitary Sewer Analysis & Rehabilitation
Design activities for the FY 26/27 construction program began in FY 25/26. After staff identified additional sewer segments with significant defects, the initial scope was expanded resulting in design activities continuing into the new FY. While restoration activities also remained ongoing at fiscal year-end and required continued consultant support for follow-up inspections, staff believe the FY 26/27 construction budget is sufficient to complete the planned improvements. Accordingly, only the remaining design funds are requested for rebudget.

Unbudgeted Expense Amount: $98,380.50

Sanitary Sewer MWRD IICP Requirements & Management Program - Bode Lift Basin
Construction activities extended beyond FY 25/26 after additional manhole rehabilitation needs identified by operations expanded the original project scope. Adverse weather conditions also delayed construction progress, preventing completion before fiscal year-end.

Unbudgeted Expense Amount: $152,798.31

Water Main Replacement: Irving Park Road to Fairlane Drive
The project was deferred after it was determined that constructing the improvements as a standalone contract would not be the most efficient or cost-effective approach. Staff is evaluating combining the work with an additional water main lining project to improve construction efficiency, reduce mobilization costs, and maximize overall project value.

Unbudgeted Expense Amount: $88,500.00

New Water Service - 17 E. Schaumburg
The project delivery approach was revised after a design-only proposal was received, requiring the project to proceed through a traditional final design phase before construction. Final design activities extended beyond FY 25/26 due to survey scheduling, plat coordination, and review of design plan submittals.

Unbudgeted Expense Amount: $56,725.00

Parking Lot Improvements
Sealcoating of the village-owned parking lot serving the Bode Road Lift Station and Well No. 3 was intentionally deferred because the upcoming Bode Road Force Main project will require heavy construction traffic through the site. Completing the sealcoating during FY 25/26 would have resulted in premature pavement damage and unnecessary duplicate work. Deferring the work until after the force main project is completed will maximize the service life of the pavement treatment and avoid rework.

Unbudgeted Expense Amount: $1,000.00

Sanitary Sewer MWRD IICP Requirements & Management Program - Cedarcrest
Planned CCTV inspections and associated reporting were not completed during FY 25/26 due to extended equipment outages. As a result, available inspection resources were prioritized toward critical operational activities, including SL-RAT inspections, follow-up cleaning and televising, service and main line repairs, and Rapid Response CSR work. The requested rebudget will allow the remaining CCTV inspections and associated reporting to be completed in FY 26/27.

Unbudgeted Expense Amount: $43,623.57

Water Main Replacement with the Street Program
The budget for this water main project was intentionally split between FY 25/26 and FY 26/27, with approximately one-third of the funding budgeted in FY 25/26 and the remaining two-thirds budgeted in FY 26/27. This approach was intended to allow construction to begin as early as possible when weather conditions permitted in March or April. However, adverse weather and contractor scheduling delays postponed the start of construction until early May, resulting in construction activities extending beyond FY 25/26.

Unbudgeted Expense Amount: $1,061,739.28

EPW Material Storage Bin Rebuild

The project required redesign of the storage bin walls to maintain the project within the approved budget, resulting in additional final design effort. During construction, an unforeseen storm structure relocation also required additional civil engineering revisions. The redesign delayed the start of construction until spring, while adverse weather conditions delayed excavation and concrete work. Extended vendor lead times for the roof structure further delayed project completion, causing final design and construction activities to extend beyond FY 25/26.

Unbudgeted Expense Amount: $339,974.00

Vehicle Maintenance Facility Electrical Improvements

Construction activities extended beyond FY 25/26 after ComEd required additional electrical equipment and associated work at the existing facility during construction. The expanded scope increased both project costs and the construction schedule, delaying project completion.

Unbudgeted Expense Amount: $83,505.90
Amendment Amount (Not Carryover): $46,809.77

Airfield Lighting Improvements - Phase II

The project delivery method was changed from an IDOT-let project to a village-administered contract following repeated delays in IDOT's letting schedule. To maintain project momentum, the village elected to bid and administer the construction contract locally, resulting in construction being scheduled during FY 26/27. The requested rebudget represents 95% of eligible construction costs expected to be reimbursed by IDOT upon project completion. The total project cost also increased from the original estimate due to updated construction pricing and was presented to the Transportation Committee in July.

Amendment Amount (Not Carryover): $40,149.91
Revenue Amendment (Not Carryover): $31,081.49

Airport Pedestrian Gate Access

Construction activities extended beyond FY 25/26 after the original contractor withdrew from the project, requiring the work to be rebid before construction could proceed. The rebid delayed the construction schedule and increased the need for construction engineering services beyond the original estimate. As a result, construction, construction engineering, and associated grant reimbursement activities will continue into FY 26/27.

Unbudgeted Expense Amount: $109,998.47
Amendment Amount (Not Carryover): $10,000
Unbudgeted Revenue Amount: $103,856.92
Revenue Amendment (Not Carryover): $17,726.08

Airport East Apron and Airfield Pavement Rehabilitation

The project was originally deferred to a future fiscal year after the village was unsuccessful in obtaining anticipated grant funding during the FY 25/26 application cycle. However, the village was subsequently awarded funding through IDOT Aeronautics' Airport Improvement Program for FY 26/27, allowing the project to advance ahead of schedule. The requested budget amendment will appropriate the grant funds and associated local match to allow the project to proceed in FY 26/27.

Amendment Amount (Not Carryover): $68,900.00
Revenue Amendment (Not Carryover): $65,455.00

Airport Replacement: Self-Serve Fuel Equipment

Construction activities extended beyond FY 25/26 after additional project improvements, including installation of a fuel shut-off switch, were incorporated into the project following construction start. The late issuance of the change order and lead time for the required equipment prevented completion during FY 25/26, resulting in additional construction engineering services and project completion extending into FY 26/27. The additional project costs remain eligible for reimbursement through the Aviation Fuel Tax and Rebuild Illinois funding programs.

Unbudgeted Expense Amount: $119,901.69
Amendment Amount (Not Carryover): $34,388.00
Unbudgeted Revenue Amount: $111,226.15
Revenue Amendment (Not Carryover): $54,727.83

Airport Delta and Echo Pavement Rehabilitation

Project closeout was delayed due to prolonged cold weather, which prevented the completion of landscape restoration and pavement sealing until FY 26/27. Although this work has now been substantially completed, this request carries the remaining funds into FY 26/27 to accurately reflect the fiscal year in which the final closeout activities were completed.

Unbudgeted Expense Amount: $95,073.21
Unbudgeted Revenue Amount: $165,144.21

New Village Hall

Construction activities remained underway at the end of FY 25/26, with remaining contractor work and associated pay applications extending into FY 26/27. Following approval of the revised architectural contract in November 2025, project expenditures were redistributed among phases to reflect actual work completed under the amended contract. As a result, certain phases exceeded their original fiscal year allocations, reducing the amount of available FY 26/27 funding to carry forward for construction. The requested rebudget and budget amendment provide the FY 26/27 budget authority necessary to complete the remaining construction activities and satisfy the remaining contractual obligations. These adjustments do not increase the overall project cost and remain within the Village Board's previously approved total project budget of $50 million.

Unbudgeted Expense Amount: $272,454.40
Amendment Amount (Not Carryover): $58,940.68

Al Larson Cultural Center Roof Restoration

Weather conditions delayed the start of the roof and screen wall installation until temperatures were suitable for construction. Once work began, there was insufficient time to complete the remaining activities before the end of FY 25/26. The remaining work was completed in May 2026.

Unbudgeted Expense Amount: $53,990.16

New Police Station

With completion of the new Village Hall anticipated in November 2026, staff currently located at the Temporary Village Hall will relocate to the new facility, allowing demolition and site preparation activities to begin in advance of construction of the new Police Station at 1000 Woodfield Road. To align funding with this schedule, staff is requesting that $3.2 million in planned FY 27/28 construction funding be advanced to FY 26/27 to complete demolition and associated site preparation work. Because these funds were already included in the project’s future-year cost assumptions, this request represents a shift in the timing of expenditures and does not increase the total anticipated project cost.

Amendment Amount (Not Carryover): $3,200,000.00

FY 25/26 Projects to be Rebudgeted

Project Name	Phase Name	FY 25/26 Projected Budget	FY 25/26 Actual	Remaining Amount	Requested Unbudgeted Amount *($) Represents grant revenue
Olde Schaumburg Historical District - 238					**$10,000.00**
Ron Pande Memorial Splash Pad Rehabilitation	Construction	$55,000	$39,822.48	$15,177.52	$10,000.00
NS TIF - 436					**$5,185,178.35**
2222 Hammond Drive Demolition	Construction	$50,000.00	$11,000.00	$39,000.00	$39,000.00
Hammond Drive at Algonquin Road Intersection Improvements	Easement/ROW Acquisition	$566,000.00	$88.00	$565,912.00	$565,912.00
	Final Design	$10,000.00	$6,712.07	$3,287.93	$3,287.93
90 North Park	Construction	$4,300,000.00	$1,698,897.50	$2,601,102.50	$2,400,000.00
North Meacham Road Corridor Streetscape	Construction	$2,083,985.00	$336,497.23	$1,747,487.77	$1,669,375.00
	Construction Administration	$270,272.00	$138,078.32	$132,193.68	$120,892.64
North Meacham Pedestrian Bridge	Preliminary Design	$120,000.00	$82,802.59	$37,197.41	$37,197.41
90 North Road Re-alignment-Thoreau	Preliminary Design	$250,000.00	$207,824.70	$42,175.30	$42,175.30
	Final Design	$100,000.00	-	$100,000.00	$100,000.00
Walden Subdivision Water and Sanitary	Study	$142,148.00	$91,811.83	$50,336.17	$50,336.17
90 N Shared Street Fiber, WiFi, and Cameras	Construction	$150,000.00	$85,062.77	$64,937.23	$64,937.23
North Meacham Rd Corridor Streetscape Phase 2[1]	Preliminary Design	$60,000.00	$121,779.94	-$61,779.94	$9,064.74
90 North Park - Irrigation	Construction Administration	$13,000.00	$10,000.00	$3,000.00	$3,000.00
	Construction	$382,207.00	$302,207.07	$79,999.93	$79,999.93
Capital Improvements - 440					**$1,841,872.23**
Sidewalk Gap Program: Plum Grove Road - Sherwood to Existing	Study	$50,000.00	$12,899.53	$37,100.47	$37,100.47
Sidewalk Gap Program: Plum Grove Road - Schaumburg to Shoreline	Construction Administration	$22,240.00	$1,270.00	$20,970.00	$20,970.00
	Construction	$100,000.00	-	$100,000.00	$100,000.00
	Construction (Revenue)	($22,240.00)	($1,270.00)	($20,970.00)	($20,970.00)
	Construction Administration (Revenue)	($62,963.00)	-	($62,963.00)	($62,960.00)
Meacham and Golf Road Bike Path: Higgins Road to American Lane and Roosevelt Boulevard to Meacham Road	Construction Administration	$60,000.00	$25,621.27	$34,378.73	$34,378.73
	Construction	$100,000.00	$10,620.00	$89,380.00	$89,380.00
	Construction Administration (Revenue)	($48,000.00)	($20,496.80)	($27,503.20)	($27,502.98)

Project Name	Phase Name	FY 25/26 Projected Budget	FY 25/26 Actual	Remaining Amount	Requested Unbudgeted Amount *($) Represents grant revenue
Capital Improvements – 440 (Continued)					
Retaining Wall Improvements: Schaumburg Road at Plum Grove Road	Construction Administration	$7,113.00	-	$7,113.00	$7,113.00
	Construction	$25,574.00	-	$25,574.00	$25,574.00
Traffic Signal Cabinet & Controller Replacement Program[2]	Final Design	$115,000.00	-	$115,000.00	$148,994.00
Municipal Center Grounds Electrical Upgrades	Construction	$100,000.00	$98,698.00	$1,302.00	$1,302.00
Bike Path Reconstruction/Resurfacing Program	Final Design	$25,000.00	$14,465.00	$10,535.00	$10,535.00
	Construction	$801,934.00	$557,627.93	$244,306.07	$244,306.07
Martingale Road/Higgins Road Bike Path Project	Final Design	$150,000.00	-	$150,000.00	$150,000.00
	Final Design (Revenue)	($112,500.00)	-	($112,500.00)	($112,500.00)
Street Reconstruction and Repair Program	Construction	$8,463,045.00	$7,532,940.95	$930,104.05	$930,104.05
SHS Bike Path: Volkening Lake to SHS	Final Design	$9,963.00	$8,014.27	$1,948.73	$1,948.73
Higgins Bike Path: Roselle Road to Glen Lake Road	Preliminary Design	$150,000.00	$73,941.52	$76,058.48	$76,058.48
Municipal Campus Landscape Plan[3]	Final Design	$10,094.35	$41,238.32	($31,143.97)	$16,355.08
	Construction	$48,000.00	-	$48,000.00	-
International Sculpture Park Upgrades	Construction	$609,268.84	$461,273.01	$147,995.83	$147,995.83
Utility Undergrounding	Study	$57,019.00	$41,894.71	$15,124.29	$15,124.29
	Preliminary Design	$15,297.00	$6,731.52	$8,565.48	$8,565.48
Vital Streets – 442					**$1,466,893.52**
Rodenburg Road: Irving Park Road to Village Limits[3]	Construction Administration	$86,269.00	$26,306.35	$59,962.65	$59,962.65
	Construction	$478,237.00	$24,023.50	$454,213.50	$454,213.50
	Construction Administration (Revenue)	($43,134.00)	($13,117.19)	($30,016.81)	($29,981.33)
	Construction (Revenue)	($119,550.00)	-	($119,550.00)	($227,106.75)
Woodfield Road: Plum Grove Road to Meacham Road	Construction	$250,000.00	$179,411.29	$70,588.71	$70,588.71
	Construction Administration	$150,000.00	$65,964.46	$84,035.54	$10,000.00
	Construction Administration (Revenue)	($112,500.00)	($49,473.35)	($63,026.65)	($7,500.00)
Meacham Road Improvements: Higgins Road to Golf Road	Construction Administration	$15,000.00	$6,856.16	$8,143.84	$8,143.84
	Construction Administration (Revenue)	($11,250.00)	($5,142.12)	($6,107.88)	($6,107.88)

Project Name	Phase Name	FY 25/26 Projected Budget	FY 25/26 Actual	Remaining Amount	Requested Unbudgeted Amount *($) Represents grant revenue
Vital Streets – 442 (Continued)					
McConnor Pkwy Reconstruction: Meacham Road to Roosevelt Blvd	Final Design	$32,000.00	$14,831.20	$17,168.80	$17,168.80
	Construction Administration	$300,000.00	$106,933.47	$193,066.53	$100,000.00
	Construction	$500,000.00	$103,680.00	$396,320.00	$100,000.00
McConnor Pkwy Reconstruction: Roosevelt Blvd to Golf Road	Final Design	$10,000.00	$8,851.52	$1,148.48	$1,148.48
	Construction Phase Services	$300,000.00	$106,933.47	$193,066.53	$100,000.00
	Construction	$500,000.00	$95,349.08	$404,650.92	$100,000.00
Salem Dr. Reconstruction: Weathersfield Way to Schaumburg Road	Construction Administration	$360,000.00	$258,711.27	$101,288.73	$15,587.47
	Construction Administration (Revenue)	($288,000.00)	($257,581.88)	($30,418.12)	($26,821.32)
Salem Dr. Reconstruction: Schaumburg Road to Parker Drive[4]	Final Design	$150,000.00	$10,247.50	$139,752.50	$190,000.00
Bode Road Reconstruction: Springinsguth Road to Braintree Drive	Preliminary Design	$150,000.00	$50,864.03	$99,135.97	$99,135.97
Springinsguth Reconstruction: Weathersfield Way to Schaumburg Road[5]	Preliminary Design	$328,808.00	$336,147.43	-$7,339.43	$31,128.00
Walnut Resurfacing: Bode Road to Schaumburg Road	Final Design	$632,796.00	$386,832.38	$245,963.62	$245,963.62
National Pkwy Reconstruction: Higgins Road to Schaumburg Road	Preliminary Design	$200,000.00	$157,428.25	$42,571.75	$42,571.75
Weathersfield Way Resurfacing: Salem Drive to Roselle Road[6]	Final Design	$156,000.00	-	$156,000.00	-
	Preliminary Design	-	$57,201.99	-$57,201.99	$98,798.01
Weathersfield Way Resurfacing: Barrington Road to Springinsguth Road	Final Design	$253,288.00	$243,288.00	$10,000.00	$10,000.00
	Preliminary Design	$90,000.00	$80,000.00	$10,000.00	$10,000.00
Airport - 511					**$(77,806.40)**
Airfield Lighting Improvements - Phase II[7]	Final Design	$15,000.00	$12,041.09	$2,958.91	$2,958.91
	Construction Administration	-	-	-	$3,200.00
	Construction	-	-	-	$33,991.00
	Construction Administration (Revenue)	-	-	-	($3,040.00)
	Construction (Revenue)	-	-	-	($28,041.49)

Project Name	Phase Name	FY 25/26 Projected Budget	FY 25/26 Actual	Remaining Amount	Requested Unbudgeted Amount *($) Represents grant revenue
Airport – 511 (Continued)					
Airport Pedestrian Gate Access[8]	Construction	$108,583.00	-	$108,583.00	$108,583.00
	Construction Phase Services	$10,000.00	$8,584.53	$1,415.47	$11,415.47
	Construction Administration (Revenue)	($10,000.00)	($7,726.08)	($2,273.92)	($20,000.00)
	Construction (Revenue)	($101,583.00)	-	($101,583.00)	($108,583.00)
Airport East Apron and Airfield Pavement Rehabilitation[9]	Final Design	-	-	-	$68,900.00
	Final Design (Revenue)	-	-	-	($65,455.00)
Airport Replacement: Self-Serve Fuel Equipment[10]	Construction	$157,065.98	$39,266.50	$117,799.48	$137,187.48
	Construction (Revenue)	($146,566.00)	($35,339.85)	($111,226.15)	($165,953.98)
	Construction Phase Services	$15,000.00	$12,897.79	$2,102.21	$17,102.21
Airport Delta and Echo Pavement Rehabilitation	Construction	$349,912.00	$277,345.84	$72,566.16	$72,556.16
	Construction Administration	$97,300.00	$74,782.95	$22,517.05	$22,517.05
	Construction Administration (Revenue)	($92,435.00)	($45,621.10)	($46,813.90)	($46,813.90)
	Construction (Revenue)	($332,416.00)	($214,085.69)	($118,330.31)	($118,330.31)
Utilities - 572					**$2,755,761.04**
Lift Station Rehabilitation - Walnut Lane	Construction Administration	$20,000.00	$4,045.50	$15,954.50	$15,117.50
	Construction	$400,000.00	-	$400,000.00	$400,000.00
National Pkwy Reconstruction: Golf Road to American Lane	Construction	$181,474.00	$38,514.61	$142,959.39	$142,559.69
Sanitary Sewer MWRD IICP Requirements & Management Program - North Braintree	Construction Administration	$41,175.00	$17,644.49	$23,530.51	$23,530.51
	Construction	$437,000.00	$347,046.88	$89,953.12	$89,953.12
Gray Farm Marsh - Dredging Improvements	Construction Administration	$9,300.00	$4,796.19	$4,503.81	$4,503.81
	Construction	$288,501.00	$47,906.00	$240,595.00	$150,000.00
	Construction Administration (Revenue)	($9,300.00)	-	($9,300.00)	($4,503.81)
	Construction (Revenue)	($288,501.00)	-	($288,501.00)	($150,000.00)
Storm Sewer Analysis and Rehabilitation	Program/Purchase	$550,000.00	$214,405.81	$335,594.19	$335,594.19

Project Name	Phase Name	FY 25/26 Projected Budget	FY 25/26 Actual	Remaining Amount	Requested Unbudgeted Amount *($) Represents grant revenue
Utilities – 572 (Continued)					
Sanitary Sewer Analysis & Rehabilitation	Final Design	$146,200.00	$74,735.00	$71,465.00	$71,465.00
	Construction Administration	$95,376.00	$68,460.50	$26,915.50	$26,915.50
Sanitary Sewer MWRD IICP Requirements & Management Program - Bode Lift Basin	Construction Administration	$50,325.00	$16,488.57	$33,836.43	$33,836.43
	Construction	$550,000.00	$431,038.12	$118,961.88	$118,961.88
Water Main Replacement: Irving Park Road to Fairlane Drive	Final Design	$7,500.00	-	$7,500.00	$7,500.00
	Construction Administration	$6,000.00	-	$6,000.00	$6,000.00
	Construction	$75,000.00	-	$75,000.00	$75,000.00
New Water Service - 17 E. Schaumburg	Construction	$23,200.00	-	$23,200.00	$23,200.00
	Final Design	$56,800.00	$23,275.00	$33,525.00	$33,525.00
Parking Lot Improvements	Construction	$1,000.00	-	$1,000.00	$1,000.00
Sanitary Sewer MWRD IICP Requirements & Management Program - Cedarcrest	Study	$181,700.00	$138,076.43	$43,623.57	$43,623.57
Water Main Replacement with the Street Program	Construction Administration	$100,000.00	$9,347.71	$90,652.29	$61,739.28
	Construction	$1,000,000.00	-	$1,000,000.00	$1,000,000.00
EPW Material Storage Bin Rebuild[11]	Final Design	$1,125.00	$6,375.00	-$5,250.00	$275.00
	Construction	$240,000.00	$64,197.54	$175,802.46	$169,712.00
Vehicle Maintenance Facility Electrical Improvements[12]	Construction	$130,895.00	$116,121.01	$14,773.99	$38,178.77
Weathersfield Way Resurfacing: Barrington Road to Springinsguth Road	Final Design	$68,500.00	$30,426.40	$38,073.60	$38,073.60
Building Replacement – 680					**$3,847,509.14**
Al Larson Cultural Center Roof Restoration	Construction	$286,000.00	$181,090.84	$104,909.16	$53,990.16
Vehicle Maintenance Facility Electrical Improvements[13]	Construction	$130,895.00	$62,163.09	$68,731.91	$92,136.90
EPW Material Storage Bin Rebuild[14]	Final Design	$1,125.00	$6,375.00	($5,250.00)	$275.00
	Construction	$240,000.00	$64,197.56	$175,802.44	$169,712.00
New Village Hall[15]	Final Design	$823,380.00	$843,380.00	-$20,000.00	-
	Construction Administration	$346,129.00	$385,069.68	-$38,940.68	-
	Construction	$24,680,000.00	$24,348,604.92	$331,395.08	$331,395.08
New Police Station[16]	Construction	-	-	-	$3,200,000.00
				Total Expenses	**$16,261,579.63**
				Total Revenues	**$1,232,171.75**

Notes on Rebudget Table:

1. During budget development, the projected funding amount was reduced based on expenditures incurred to date rather than the anticipated cost to complete preliminary design. As a result, the budget projection was insufficient to fully fund the remaining design work. Although preliminary design remained within the project's overall revised budget allocation, the required funding exceeded the amount projected for FY 25/26. Consequently, this request is for additional design funding rather than a carryover of unspent funds.
2. $115,000 is unspent final design funds from FY 25/26. The remaining $33,994 is an amendment to match the awarded contract value. This amendment was approved by the Village Board previously.
3. Final design costs in FY 25/26 exceeded the budget projection. The overage was absorbed using available construction funds, and the remaining overall project funding is proposed to be carried over into FY 26/27 to complete the remaining design work.
4. All available expense funds are proposed to carry into FY 26/27. An additional amendment of $50,247.50 was previously approved by the Village Board and is reflected in addition to this carryover request.
5. The proposed $31,128 budget amendment reflects a contract change order necessary to complete an intersection design study evaluating existing traffic operations and determining whether lane reconfigurations are warranted. The additional engineering analysis required to perform this evaluation was beyond the original project scope, resulting in the need for supplemental engineering services and additional budget authority.
6. Preliminary design costs in FY 25/26 exceeded the budget projection. The overage was absorbed using available final design funds, and the remaining overall project funding is proposed to be carried over into FY26/27 to complete the remaining preliminary design work.
7. Bids for the project came in high and were presented at the July Transportation Committee meeting for approval. The proposed amendment aligns the budget and reimbursement amounts with the awarded bid.
8. During FY 25/26, the selected consultant withdrew from the project, requiring the village to rebid the project. CMT was subsequently retained to update the project plans in support of the rebid, and an additional $10,000 was approved for this work. This request carries forward the remaining unspent project funds into FY 26/27 and includes the previously approved $10,000 budget increase. Because project costs exceeded the $70,000 grant award, the village will seek 100% reimbursement of eligible construction engineering costs through Aviation Fuel Tax funds.
9. While $119,901.69 is available and proposed for rebudget, the project experienced delays and incurred an additional $34,388 in costs after it was determined that the contractor's original proposal omitted the required emergency shutoff switch. The rebudget request reflects both the remaining available funds and the additional project costs associated with correcting this omission. Staff is also anticipating 100% Reimbursement for this project increasing overall revenue.
10. The proposed change is a budget amendment. The project was previously deferred as the village was unsuccessful securing grant funds for FY 25/26. However, IDOT unexpectantly awarded the project grant funding in FY 26/27; as a result, staff is amending the budget to progress this project.
11. Final design costs in FY 25/26 exceeded the budget projection. The overage was absorbed using available construction funds, and the remaining overall project funding is proposed to be carried over into FY 26/27 to complete the remaining design work.
12. While $14,773.09 remains available and is proposed for rebudget, ComEd required additional electrical equipment and associated work at the existing facility after construction was underway. This expanded the project scope and necessitated an additional budget request of $23,404.78.
13. While $14,773.09 remains available and is proposed for rebudget, ComEd required additional electrical equipment and associated work at the existing facility after construction was underway. This expanded the project scope and necessitated an additional budget request of $23,404.99.
14. Final design costs in FY 25/26 exceeded the budget projection. The overage was absorbed using available construction funds, and the remaining overall project funding is proposed to be carried over into FY 26/27 to complete the remaining design work.
15. The cost of architectural services increased because the contract's fee structure is based on a percentage of the final construction cost. When the contract was originally awarded, it was based on the RFP's estimated construction cost of $30 million, with the understanding that the agreement would require amendment once the final construction budget was established. In November 2025, staff presented a contract amendment to the Committee and Village Board for approval to revise the architectural services agreement based on the updated construction cost. As a result of the contract amendment, previously completed work had to be reconciled at the revised fee rates, creating a one-time increase in architectural service expenditures. Although this resulted in line-item budget overages, the additional costs were anticipated and fully incorporated into the project's overall $50 million budget, with no increase to the total project budget. The requested rebudget carries forward the remaining available funds and amends the FY 26/27 budget to reflect the previously approved November 2025 contract amendment.
16. This request represents advancement of FY 27/28 construction funds to complete demolition and site work for the new Police Station at 1000 Woodfield Road.

Fund	Original Revenue Budget	Increase/ (Decrease)	Revised Revenue Budget	Original Expense Budget	Increase/ (Decrease)	Revised Expense Budget	Original Net Budget	Net Increase/ (Decrease)	Revised Net Budget
238 - Old Schaumburg Historic Dist	$ -	$ -	$ -	$ 709,620.00	$ 10,000.00	$ 719,620.00	$ (709,620.00)	$ (10,000.00)	$ (719,620.00)
436 - North Schaumburg TIF	$ 29,495,836.00	$ -	$ 29,495,836.00	$ 35,966,446.00	$ 5,185,178.35	$ 41,151,624.35	$ (6,470,610.00)	$ (5,185,178.35)	$ (11,655,788.35)
440 - Capital Improvement	$ 11,376,821.00	$ 223,932.98	$ 11,600,753.98	$ 17,588,147.00	$ 2,065,805.21	$ 19,653,952.21	$ (6,211,326.00)	$ (1,841,872.23)	$ (8,053,198.23)
442 - Vital Streets Program	$ 2,514,056.00	$ 297,517.28	$ 2,811,573.28	$ 17,118,775.00	$ 1,764,410.80	$ 18,883,185.80	$ (14,604,719.00)	$ (1,466,893.52)	$ (16,071,612.52)
511 - Schaumburg Airport	$ 1,829,742.00	$ 556,217.68	$ 2,385,959.68	$ 2,151,994.00	$ 478,411.28	$ 2,630,405.28	$ (322,252.00)	$ 77,806.40	$ (244,445.60)
572 - Water Utility	$ 42,833,044.00	$ 154,503.81	$ 42,987,547.81	$ 48,485,457.00	$ 2,910,264.85	$ 51,395,721.85	$ (5,652,413.00)	$ (2,755,761.04)	$ (8,408,174.04)
680 - Building Replacement	$ 8,269,938.00	$ -	$ 8,269,938.00	$ 27,201,568.00	$ 3,847,509.14	$ 31,049,077.14	$ (18,931,630.00)	$ (3,847,509.14)	$ (22,779,139.14)
Grand Total	$ 96,319,437.00	$ 1,232,171.75	$ 97,551,608.75	$ 149,222,007.00	$ 16,261,579.63	$ 165,483,586.63	$ (52,902,570.00)	$ (15,029,407.88)	$ (67,931,977.88)

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Authorize the Village Manager to Acquire Property/Casualty and Workers' Compensation Excess Insurance at a Cost Not to Exceed $1,479,872
08/25/26
Village Board

Presenter: Joseph Carey, Director of Human Resources
Lead Department: Human Resources

Account(s):	Budget:	Expense Request:
6853365-7201	$186,872	$186,872
6853365-7202	$1,116,000	$1,116,000
6853370-6101	$177,000	$177,000

The budget status for this request is: On Budget

Executive Summary:

Alliant Risk Services ("Alliant) is now the village's sole broker for property/casualty and workers' compensation insurance, consolidating services as of the October 1, 2026 renewal. While the change in broker compressed the typical timeline for marketing the village's renewal, Alliant obtained fair results for the village. Staff requests Village Board authorization for the Village Manager to secure insurance coverage within the total program budget of $1,479,872. This is a not-to-exceed amount and may come in lower depending on the finalization of a few items, including the new village hall, quotes from other carriers that remain pending, and cyber coverage.

Key Renewal Highlights:

- Property: The property insurance marketing timeline was compressed, which reduced the amount of time for underwriting work that is normally required, and Alliant began by approaching the incumbent carrier, Affiliated FM, for its renewal proposal in efforts to meet the expedited timeline. Affiliated FM's renewal quote is approximately 10% lower than last year, with coverage increased to $261.5M (up from $150M). However, wind/hail deductibles rise from $50,000 to a minimum of $100,000 per location (up to 1% of insured value). In light of the proposed change for wind/hail coverage, Alliant is seeking additional competitive quotes for the Village to consider before binding coverage, so that the village can ultimately bind coverage with the most competitive and qualified carrier. Alliant anticipates one or two additional competitive quotes. Regardless of which carrier is selected, coverage will be adjusted when the new Village Hall building is complete and the temporary Village Hall is decommissioned (approximately

$34,000 in premium to be added during the policy period).

- Workers' Compensation: Incumbent carrier Arch offers a flat renewal rate per $1,000 payroll; premium changes reflect payroll adjustments. Due to the compressed timeline, Alliant began by approaching Arch for its renewal proposal, and Arch offered a flat rate, which is market competitive. However, during the 2025-2026 renewal, Arch proposed a lower rate than the former carrier, and there is no indication that the former carrier would offer lower rates in this renewal. Therefore, Arch is recommended for renewal.
- Liability: Alliant marketed the village's liability insurance program to more than a dozen carriers and received multiple quotes. Notably, two of the village's incumbent carriers in the excess layers are exiting the public sector market and declined to provide proposals.
    - Primary: Metis/Obsidian's renewal is 6.7% higher, mainly due to new Fire Department vehicles insured at stated value.
    - Excess: Renewal is 5.54% higher, influenced by a recent large claim. Two new carriers, Arch and Navigators Specialty Insurance Company, are recommended for the $5M-$10M layer and $10M-$15M layer, respectively. The incumbent carrier, Acceptance Indemnity Insurance, is recommended for renewal at the $15M-$20M layer.
- Cyber: Tokio Marine-HCC offers improved coverage with a lower deductible and premium. This is a change in carrier, as a result of competitive marketing in which Alliant received multiple proposals.

Recommended Action:

Staff recommends that the Finance, Legal, Administrative and General Government Committee recommend to the Village Board approve a Resolution authorizing the Village Manager to acquire property/casualty and workers' compensation excess insurance in an amount not to exceed $1,479,872, inclusive of the insurance broker's fee.

ATTACHMENTS:

- Property Casualty and Workers' Compensation Renewal Resolution.docx
- October 1, 2026 Renewal Proposal Excerpt

RESOLUTION NO. _____

RESOLUTION AUTHORIZING VILLAGE MANAGER TO ACQUIRE PROPERTY/CASUALTY AND WORKERS' COMPENSATION EXCESS INSURANCE AT A COST NOT TO EXCEED $1,479,872

WHEREAS, the corporate authorities of the Village of Schaumburg wish to procure property/casualty insurance and workers' compensation insurance (the "Insurance"); and

WHEREAS, the Village's insurance broker obtained quotations for the Insurance; and

WHEREAS, the corporate authorities find that it is in the best interests of the Village of Schaumburg to acquire the Insurance from the lowest qualified carriers in an amount not to exceed $1,479,872, inclusive of the insurance broker's fee, for the term starting October 1, 2026, and ending September 30, 2027.

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

SECTION ONE: That the Village Manager be and hereby is authorized and directed to execute any required documents to acquire the Insurance in an amount not to exceed $1,479,872, inclusive of the insurance broker's fee.

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 September 2026.

_____

VILLAGE PRESIDENT

ATTEST: _____

Village Clerk

Named Insureds

Insured	Interest
Village of Schaumburg	First Named Insured

NAMED INSURED DISCLOSURE

- Name Insured(s) should match State of Incorporation filing. Inform Alliant if there is a difference or change
- The First Named Insured policy status granted includes certain rights and responsibilities. These responsibilities do not apply to other Named Insureds on the policy. Some examples for First Named Insured status include; (1) being designated to act on behalf of all insureds for making policy changes, (2) receiving of correspondence, (3) distributing claim proceeds, and (4) making premium payments
- **Are ALL entities listed as named insureds?** Coverage is **not** automatically afforded to all entities unless specifically named. Confirm with your producer and service team that all entities to be protected are on the correct policy. Not all entities may be listed on all policies based on coverage line.
- Additional named insured is (1) A person or organization, other than the first named insured, identified as an insured in the policy declarations or an addendum to the policy declarations. (2) A person or organization added to a policy after the policy is written with the status of named insured. This entity would have the same rights and responsibilities as an entity named as an insured in the policy declarations (other than those rights and responsibilities reserved to the first named insured).
- Applies to Professional Liability, Pollution Liability, Directors & Officers Liability, Employment Practices Liability, Fiduciary Liability policies (this list not all inclusive). Check your Policy language for applicability. These policies provide protection to the Named Insured for claims made against it alleging a covered wrongful act.

Executive Summary

As the new property and casualty insurance broker for the Village of Schaumburg (Village), the public entity professionals of Alliant Insurance Services, Inc. appreciate the opportunity to present the Village's property and casualty insurance renewal for the October 1, 2026, to October 1, 2027, policy period. The public entity insurance market is no longer experiencing the broad "hard market" conditions seen several years ago, but it is not uniformly soft. The best description for 2026 is **selective stabilization**: property, cyber, and workers' compensation are generally more competitive, while liability, excess liability, and auto liability remain pressured by litigation severity, large verdicts, claim inflation, and underwriter selectivity. The largest driver is not simply "insurance company pricing." It is the rising cost and unpredictability of claims.

For local governments, including the Village, the pressure points are police practices, detention/jail operations, employment practices, public officials' liability, road and sidewalk claims, fleet accidents, abuse allegations, cyber disruption, and aging public buildings. The Village's renewal (especially for liability) is primarily influenced Village-specific factors and reduction of available carriers in the public entity space. Specifically, the Village's recent large loss experience, resulting from the recent settlement activity in 2026.

Insurance Renewal

Property:
As anticipated, the property insurance pricing is more favorable and competitive this renewal. However, insurers continue to experience significant storm losses throughout the Midwest due to the increased frequency and intensity of severe convective storms (SCS), including tornadoes, particularly in Illinois.

The Village's incumbent insurer, Affiliated FM, is completing its second year providing the Village's property coverage. We pressed Affiliated FM to offer a more competitive rate and greater protection against catastrophic property loss. These efforts resulted in a 10% rate reduction, lowering the premium by $13,554, and an increase in the property coverage limit from $150 million to the Village's full reported total insured property value of $261,476,971.

While these are positive results, Affiliated FM also proposed several material coverage changes, citing the continued frequency and severity of wind and hail losses across its portfolio. Most notably, the insurer would increase the Village's wind and hail deductible from $50,000 per occurrence to $100,000 per location (see Deductible Details). We negotiated aggressively with Affiliated to minimize the deductible impact. That stated, we are seeing widespread increases in wind and hail deductibles across Illinois, so we anticipate a similar market response. Additionally, we sought alternative options from Chubb, but the quotation is not available in time for the Village's approval process. If terms and pricing are received that are more favorable from Chubb, the Village will have the ability bind the Chubb alternative.

Primary & Excess Liability (GL, Auto, Law, Employment Practices, Public Officials Liability)

Primary Liability- Last year the Village benefited by moving its primary liability insurance program ($5M over the Village's $250,000 self-insured retention) to a new primary liability insurance program entrant for the self-insured public entity market space. For this renewal, the Village will continue to benefit from its decision to move to Metis/Obsidian from Safety National as there remains a limited pool of primary liability carriers serving public entities in Illinois, especially Cook County.

- Metis/Obsidian is offering a very competitive renewal. The premium is $481,461, representing a 6.67% increase over expiring. The increase in premium is largely due to the addition of several Fire Department vehicles representing $25,000 in additional premium with a total value of $5,631,729.

Excess Liability Layers- Unfortunately, two of the four excess liability carriers (Chubb and HDI/APR) for the Village exited the marketplace. Their exodus provides further evidence of an excess liability marketplace that is unsettled by the public entity space. Despite the limited excess liability appetite, we solicited the marketplace for the most competitive terms and pricing (21 markets solicited- See Marketing Summary). The marketplace is heavily influenced by the Village's recent

large loss settlement. Based on discussions with the Village's existing markets, we determined that the Village's existing markets were not aware of the significant loss reserve development of this claim during last year's pricing. Therefore, last year's pricing did not take into effect the large loss reserve. That said, we were successful in tempering the market reaction and deliver a 5.54% total excess liability increase over expiring despite the large loss settlement. The excess liability carriers participating in the Village's program for the 10/1/2026 to 10/1/2027 term are Arch ($5M excess $5M), Navigators/Hartford ($5M excess $10M), and IAT- Acceptance ($5M excess $15M). (See Coverage Tower Illustration)

Excess Workers' Compensation:
Regarding excess workers' compensation, the Village's incumbent workers' compensation carrier (Arch) provided a flat rate for this year's renewal. The is just the second year of the Village's relationship with Arch and they agreed to a 2-year rate lock of .2657. The premium is $173,942, representing an increase of 12.63% due to the Village's 13% payroll increase which is a primary rating factor.

Cyber Liability:
The Village's incumbent cyber liability carrier is Travelers/Corvus. We solicited 16 markets and there was considerable interest. This is indicative of a cyber program that has not been marketed in quite some time. As a result, the Village will benefit from considerable premium savings of $19,759., with options to consider higher limits of coverage while reducing the Village's retention. It is recommended that the Village move the cyber program to Tokio Marine -HCC (TMHCC) for a premium of $47,163. TMHCC's program offers considerably lower premium as well as higher cyber crime limits from the expiring program. Additionally, the Village can lower its retention from $100,000 to $25,000. Other options are included in the Request to Bind page.

Medical Professions Liability Insurance:
The incumbent carrier is Evanston Insurance and covers the Village's Police Human Services Unit that is staffed by police social workers (5 Full-time LCSW). Services offered include the provision of both pre- and post-crisis services to Village residents and individuals encountered by public safety personnel while in Schaumburg. The renewal quotation is $9,535 and represents a flat renewal.

Ancillary Lines (Underground Storage Tank, Crime):

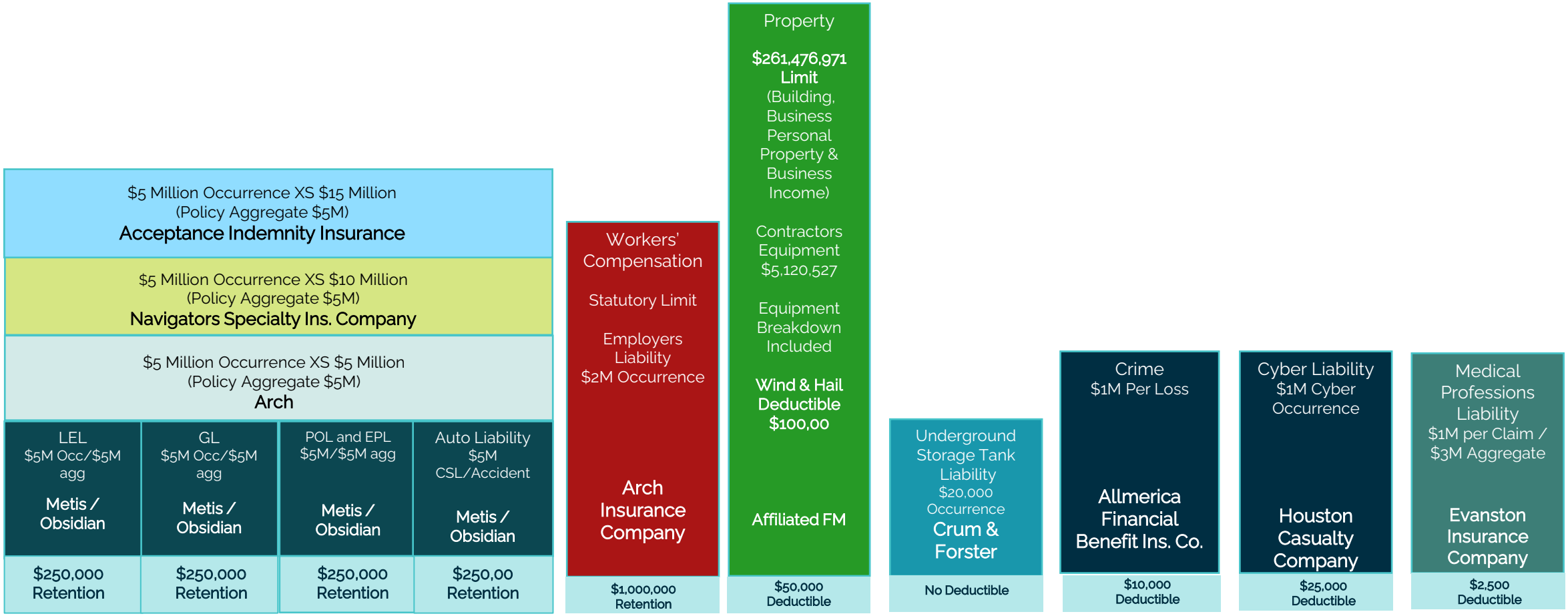
As we typically see, many of the small premium policies and ancillary lines have renewal premiums that are very close to expiring. Of note, the underground storage tank policy provides minimal coverage and satisfies the Illinois Office of the State Fire Marshall proof of financial responsibility with a policy limit of $20,000. The premium is indicated to be no more than $4,000. The crime policy is placed with Hanover and covers a three-policy period with a $1,000,000 policy limit and $10,000 deductible. The policy premium is lower than expiring.

Premium Summary

Line	2025-26 Selected Carrier	2025-26 Premium	2026-27 Selected Carrier	2026-27 Premium
Property	Affiliated FM Insurance Company	$179,685	Affiliated FM Insurance Company	$166,115
Excess Workers' Compensation	Arch Insurance Company	$151,980	Arch Insurance Company	$173,942
Primary Excess Liability $5M *	Obsidian Specialty Insurance Company $250K SIR; Auto Physical Damage included in package premium	$449,364	Obsidian Specialty Insurance Company $250K SIR; Auto Physical Damage included in package premium	$481,461
Excess Liability $5M xs $5M *	Illinois Union Insurance Company	$215,829	Arch Insurance Company	$232,448
Excess Liability $5M xs $10M *	HDI Global Specialty SE	$124,358	Navigators Specialty Ins.Co.	$127,975
Excess Liability $5M xs $15M *	Acceptance Indemnity Insurance Company	$103,540	Acceptance Indemnity Insurance Company	$103,540
Professional Liability *	Evanston Insurance Company	$9,873	Evanston Insurance Company	$10,223
Cyber Liability *	Travelers Excess and Surplus Lines Co.	$66,922	Houston Casualty Company	$ 47,163
Crime	Allmerica Financial Benefit Insurance Co.	$4,994	Allmerica Financial Benefit Insurance Co. Three-year policy term with annual installments	$4,906
Storage Tank Liability *	Crum & Forster Specialty Insurance Co.	$3,625	Crum & Forster Specialty Insurance Co.	$ 4,000
Broker Fee		$45,020		$53,500
*** Includes Surplus Lines Tax and Fee's**		$1,355,190		$1,405,273

Village of Schaumburg- Property & Casualty Coverage Illustration

Renewal Program: 10/1/2026 - 10/1/2027



All coverage and exclusions are not included on this page. Please refer to policy for all applicable terms and conditions. Additional limits and/or changes may be available after review and acceptance by insurer.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Agreement with the Schaumburg Dance Ensemble for the 2026 Nutcracker Production
08/25/26
Village Board

Presenter: Tiana Weiler
Lead Department: Cultural Services

Account(s):	Budget:	Expense Request:
1015015-7223	$116,000.00	$116,000.00

Executive Summary:

Since 1995, the Village of Schaumburg has co-sponsored the annual production of *The Nutcracker* ballet with the Schaumburg Dance Ensemble (SDE). This long-standing collaboration has been highly successful, featuring twelve public performances each December as well as two dedicated performances for school groups. Over its thirty-year history, nearly 3,000 young dancers have participated in the production, which also includes guest artists from professional dance companies throughout the Chicago region. Total attendance during this period has exceeded 100,000 patrons.

For the upcoming season, SDE has projected revenue of $42,075 and projected expenses of $151,150. The Village's share of expenses is estimated at $109,075, which remains below the budgeted allocation of $116,000. The final payment will not exceed the approved budget.

Recommended Action:

The Village Manager recommends that the FLAGG Committee recommend the Village Board authorize the Village Manager to execute an agreement, not to exceed $116,000, with the Schaumburg Dance Ensemble for the 2026 production of The Nutcracker, and approve the required Resolution.

ATTACHMENTS:

- Agreement 2026.pdf
- 2026 Budget Document.pdf
- R-26-XXX Resolution Approving and Authorizing the Execution of a Talent Buying Agreement.docx

2026 Agreement for the Performance of the Schaumburg Nutcracker

Purpose: To present a professional quality community production for the enjoyment of residents of the Village of Schaumburg and surrounding areas. The production provides the opportunity for children, teens, and adults from the area to gain performance experience and arts enrichment.

Organization: The Schaumburg Nutcracker is sponsored by the Village of Schaumburg/Prairie Center for the Arts, in partnership with the Ballet Illinois, DBA Schaumburg Dance Ensemble (SDE), a not for profit performing company. SDE has annually presented the Nutcracker at the Al Larson Cultural Center since 1995. Typically, there are 12 public performances and 2 performances on Friday mornings for local school children. The 14 annual performances bring tickets sales of approximately 90% of the theater's capacity. Dancers are chosen via open audition each August; auditions are open to all dancers who meet certain age requirements. Dancers are offered roles based on their dance capability, regardless of dance studio affiliation. Professional dancers are also selected to perform lead roles, via audition.

SDE is responsible for establishing an annual budget to be approved by the Director of the Department of Cultural Services and Schaumburg's Village Board. SDE is responsible for collecting certain revenues (not including ticket sales) and disbursing funds in accordance with the approved budget. SDE carries liability coverage for rehearsals held outside the Al Larson Cultural Center while the Village of Schaumburg carries liabilities for rehearsals, performances and other related activities that take place at the Al Larson Cultural Center.

Funds collected by SDE include a portion of participation fees from student performers (currently $200-$250 per dancer), donations from participant families, raffle proceeds from each performance (approved in advance by the Village), boutique, bake sale proceeds (families donate treats for each performance), and t-shirt sales from the performance.

SDE is responsible for paying professional performers, costume mistress, and choreographers. In addition, SDE is responsible for acquiring costumes, props, and supplies as needed for the production.

At the conclusion of the production each year, SDE provides precise budget reconciliation to the Director of Cultural Services accounting for all revenues and disbursements. The Village reimburses SDE for all expenses in excess of SDE's revenue collections, not to exceed the budget.

Dance Directors: The Director is Lisa Sheppard. Lisa has served as a choreographer for the Schaumburg Nutcracker for the past 15 years. This is her sixth year as Director.

One additional choreographer is engaged for the production. Alberto Arias provides choreography and directs rehearsals for the production. He has been involved in the program for 15 years as a choreographer and for several years before that as a dancer. He has extensive credentials in both performance and choreography, and he teaches at numerous dance studios in the Chicago area.

Outline of responsibilities:

- **SDE: Overall artistic direction**

- **Selection of performers**
- **Coordination of offsite rehearsals**
- **Development of budget, and collection and disbursement of funds as outlined above**
- **Developing choreography, conducting rehearsals, and providing costumes**
- **Collecting participation fees paid by check**
- **Staging the production and promoting ticket sales and fundraising activities**

Village of Schaumburg:

- **Promotion of the production**
- **Ticket sales**
- **Collection participation fees paid by credit card**
- **Staff and technical support for performances and for rehearsals that take place at the AL Larson Cultural Center**
- **Program printing**
- **Assistance with set construction**
- **Approval of budgets, and disbursement of funds to SDE as needed to meet expenses**

Additional supporting information:

The Nutcracker is well prepared and produced each year. This is due to the professional approach that is taken in the selection of dancers, publishing detailed rehearsal schedules, and conducting of disciplined rehearsals. Performers are required to attend all rehearsals.

The combination of student and professional performers results in a superior quality production, as evidenced by the strong demand for tickets each year. Over 140 student performers and 15 professionals are included in the performance this year. Lighting, sets, and costumes, as well as the overall quality of the choreography are far better than one would expect in a regional show of this nature. The partnership and collaboration with the Department of Cultural Services have led to a great show each year.

Artistic Fee: not to exceed $116,000.

Schaumburg Dance Ensemble

_____

Lisa Sheppard

Date: _____

Village of Schaumburg

_____

Brian Townsend

Date: _____

REVENUE		Year 2024				Year 2025				Year 2026			
			Projected	Actual	Variance		Projected	Actual	Variance		Projected	Actual	Variance
PCA Fundraising													
SBRZ Split the Pot			350	565	215		500	1,150	650		500		
Sponsorships			4,000	5,000	1,000		5,000	5,000	0		5,000		
PCAF Membership Fees			2,400	2,025	(375)		2,200	2,475	275		2,200		
PCAF YAAP Sponsorship			500	0	(500)		0	0	0		0		
TOTAL FUNDRAISING			**7,250**	**7,590**	**340**		**7,700**	**8,625**	**925**		**7,700**	**0**	**0**
PCA General													
Photography			**1,000**	**700**	**(300)**		**1,000**	**856**	**(144)**		**1,000**		
PCA Tickets													
Adult						38		4,522	4,522	40	4,760		
Adult						40		4,000	4,000	42	4,200		
Adult		43	66,650	68,370	1,720	43	83,850	53,019	(30,831)	45	55,485		
Adult						45		21,825	21,825	47	22,795		
Adult						48		18,288	18,288	50	19,050		
Student						30		1,290	1,290	32	1,376		
Student						32		960	960	34	1,020		
Student		35	40,250	35,175	(5,075)	35	42,000	24,010	(17,990)	37	25,382		
Student						37		9,028	9,028	39	9,516		
Student						40		10,480	10,480	42	11,004		
Senior						30		510	510	32	544		
Senior						32		864	864	34	918		
Senior		35	28,000	23,065	(4,935)	35	29,750	14,280	(15,470)	37	15,096		
Senior						37		6,412	6,412	39	6,759		
Senior						40		10,480	10,480	41	10,742		
1st perf	*Adult*	38	22,800	23,370	570	38	11,400		(11,400)				
	Senior	30	7,500	7,320	(180)	30	3,750		(3,750)				
	Student	30	12,000	8,700	(3,300)	30	5,250		(5,250)				
	Premium Seating			7,334	7,334		7,500		(7,500)				
Comps	*40*	0	0	0	0	0	0		0	0	0		
Morning	*Senior*	20	400	0	(400)	20	0		0	20	0		
	Student	15	7,500	10,200	2,700	15	10,500	11,880	1,380	15	10,500		
Conv Fees			15,000	20,145	5,145		20,000	19,865	(135)		20,000		
TOTAL TICKET SALES			**200,100**	**203,679**	**3,579**		**214,000**	**211,713**	**(2,287)**		**219,147**	**0**	**0**

SDE Fees

	50 @175	8,750	7,000	(1,750)	50 @200	10,000	7,000	(3,000)	50 @200	10,000		
	40 @225	9,000	9,319	319	40 @250	10,000	9,500	(500)	40 @250	10,000		
online payments - PCA		6,000	6,100	100		6,000	8,000	2,000		6,000		
YAAP Participation		525		(525)		525	0	(525)		525		
TOTAL PARTICIPATION FEES		**24,275**	**22,419**	(1856)		**26,525**	**24,500**	(2025)		**26,525**	**0**	**0**

SDE Fundraising

T shirt Sales		4,000	3,160	(840)		3,000	2,985	(15)		3,000		
DVD > Vimeo	100 @ 25	2,400	2,025	(375)	90 @ 25	2,250	1,825	(425)	90 @ 25	2,250		
Donations		3,000	1,989	(1,011)		2,000	1,950	(50)		1,000		
costume		0		0		0		0		0		
Split the pot Raffle		3,000	2,937	(63)		3,000	3,072	72		3,000		
Boutique		3,500	5,631	2,131		4,500	5,240	740		4,500		
Bake Sale		1,000	1,303	303		2,000	1,756	(244)		1,800		
				0				0				
TOTAL SDE FUNDRAISING		**16,900**	**17,045**	**145**		**16,750**	**16,828**	**78**		**15,550**	**0**	**0**

REVENUE		**Projected**	**Actual**	**Variance**		**Projected**	**Actual**	**Variance**		**Projected**	**Actual**	**Variance**
PCA Revenue		**208,350**	**211,969**	3,619		**222,700**				**227,847**		
SDE Revenue		**41,175**	**39,464**	(1,711)		**43,275**	**41,328**	(1,947)		**42,075**		
TOTAL REVENUE		**249,525**	**251,433**	**1,908**		**265,975**	**41,328**	**(1,947)**		**269,922**	**0**	**0**

Expenditures			Year 2024			Year 2025			Year 2026		
	Description	Notes	Projected	Actual	Variance	Projected	Actual	Variance	Projected	Actual	Variance
PCA	Theatre Rental/Tech Time		12,000	11,450	550	12,000	12,025	(25)	12,750		
	Ticketing Fees		10,000	9,679	321	10,000	10,497	(497)	11,000		
	Advertising		5,000	2,313	2,687	4,000	1,176	2,824	4,000		
	Postcards/Mailers		200	106	94	200	360	(160)	200		
	Postage		400	325	75	400	400	0	400		
	Photography Expense		0	145	(145)	0	200	(200)	200		
	Programs		650	525	125	650	498	152	650		
	Posters/Banners		150	0	150	150		150	150		
	Entertainment Tax		8,000	8,683	(683)	8,000	8,985	(985)	10,000		
	Videography expenses		0		0	0	0	0	0		
	Set Materials	stair unit	1,000	413	587	1,000	195	805	1,000		
TOTAL PCA EXPENDITURES			**37,400**	**33,639**	**3,761**	**36,400**	**34,336**	**2,064**	**40,350**	**0**	**0**

SDE	Description	Notes	Projected	Actual	Variance	Projected	Actual	Variance	Projected	Actual	Variance
	Dancer/Actor										
Sarah S	Storyteller	175/150 R/500T	3,050	3,050	0	3,050	3,050	0	3,050		
Rob	Drosselmeyer	14 x 300	4,150	4,100	50	4,150	4,100	50	4,200		
Ron	Drosselmer	morning shows	500	500	0	500	500	0	500		
Felicity	Waltz Queen/S	200/400R/450T	3,750	3,750	0	3,750	3,750	0	3,750		
Delphine	Waltz Queen/S	287.5/500R/450 T	3,750	3,750	0	3,750	3,750	0	3,750		
Molly	Spanish/Marzi	200/400R/450T	3,750	3,750	0	3,750	3,750	0	3,750		
				2,750	(2,750)	3,750	3,000	750	3,500		
Jenn	Spanish/Marzi	200/400R/450T	3,750	3,750	0	3,750	3,750	0	3,750		
Lydia	Spanish/Arabia	200/400R/450T	3,750	3,750	0	3,750	3,750	0	3,750		
Ethan	Spanish/Arabia	200/400R/450T	3,750	3,750	0	3,750	3,750	0	3,750		
Jack	Spanish/Arabia	200/400R/450T	3,750	3,750	0	3,750	3,750	0	3,750		
Jesse	Snow King/Rus	200/400R/450T	3,750	3,750	0	3,750	4,250	(500)	3,750		
Frankie	Nutcracker/Ch	175/400R/450 T	3,750	3,750	0	3,750	3,750	0	3,750		
Michael	Nutcracker/Ch	175/400R/450 T	3,750	2,750	1,000	3,750	3,200	550	3,500		
Skylar	Mouse King - A	contract	2,500	3,000	(500)	3,000	3,200	(200)	3,500		
Amanda	Sugarplum - Ar	contract (525)	7,000	7,000	0	7,000	7,200	(200)	7,000		
Fernando	Cavalier - Fern	contract (500)	6,000	5,900	100	6,000	5,900	100	6,000		
Total Performer Pay			**60,700**	***62,800***	**(2,100)**	**64,950**	***64,400***	**550**	**65,000**	***0***	**0**

SDE	Description	Notes	Year 2024			Year 2025			Year 2026		
			Projected	Actual	Variance	Projected	Actual	Variance	Projected		Variance
	Director	Salary	28,000	28,000	0	28,000	28,000	0	28,000		
		Travel	1,500	1,500	0	1,500	1,500	0	1,500		
			29,500	**29,500**	**0**	**29,500**	**29,500**	**0**	**29,500**	**0**	**0**
SDE Other Contract Payments											
& Choreogr	Alberto Arias	Choreo/Fri/auditions	12,000	12,000	0	12,000	12,000	0	10,000		
									2,000		
Lori/Rob/A	Various	Mon/Sat/Sun	8,000	6,800	1,200	8,000	7,100	900	8,000		
Vincent	Party Asst	student	300	600	(300)	300	300	0	300		
Anthony	Battle Asst	students	300	300	0	300	300	0	300		
McKenna	Saturday Asst	students (added)	300	300	0	300	300	0	300		
	Sunday					300	300	0			
Performance - Detail below								0			
Comp Class/Show asst		various people	2,400	2,400	0	2,400	2,400	0	2,400		
	Backstage Mar	Aimee, Lori	2,800	2,800	0	2,800	2,800	0	2,800		
Front of House/organizati		Boutique/Raffle (Kym	1,400	1,400	0	1,400	1,400	0	1,400		
	Prop Master	Anna, Heather	600	600	0	600	600	0	600		
	Parent Volunteer	/Raffle (Jen)	700	700	0	500	500	0	700		
Costumers - Detail below								0			
	Sewers	Elaine/Mary/Sarah R	2,000	1,500	500	2,000	2,288	(288)	2,000		
	Wardrobe Mis	Donica	1,800	1,800	0	1,800	1,700	100	1,800		
	Fitting Days	M-F-S-S	700	600	100	800	600	200	600		
Audition - Detail below								0			
	Lobby	Aimee/Elizabeth	1,200	1,450	(250)	1,400	1,230	170	1,400		
	Auditions Assis	students	500	500	0	600	630	(30)	650		
	Auditioners	Various	6,000	5,874	126	6,000	5,940	60	6,000		
Total Other Contract Payments			**41,000**	**39,624**	**1,376**	**41,500**	**40,388**	**1,112**	**41,250**	**0**	**0**

			Year 2024			Year 2025			Year 2026		
SDE Costumes											
	Misc Fabric/Notions		250	255	(5)	300	300	0	300		
	Mask Expense truck rental		0	0	0	0		0	0		
	Sewing Machine maintenance		200	195	5	200	200	0	200		
Expenses	Spanish 4 @200		0	0	0	0		0	300		
	Ribbon Dancers 4 @ $50		200	200	0	0		0	150		
	Misc Costumes	(Angels wings)	0	0	0	0		0	400		
	Marzipan		600	600	0	0		0	200		
	New Costumes (tutus)		0	0	0	0		0	200		
	Waltz of the Flowers				0	800	1,245	(445)	200		
	Angels				0	800	1,120	(320)			
	Costume Cleaning		200	166	34	200	150	50	200		
Total SDE Costumes			**1,450**	**1,416**	**34**	**2,300**	**3,015**	**(715)**	**2,150**	**0**	**0**
SDE Other Expenditures											
Theater	Make Up/Hair Supplies		150	72	78	100	60	40	100		
	Props		100	0	100	100	214	(114)	100		
	Pointe Shoes	14 shows	3,000	3,200	(200)	3,600	3,600	0	3,600		
	Mens Dance Shoes		450	450	0	450	450	0	450		
	Flowers	Amanda	150	100	50	150	50	100	150		
	Volunteer Gifts		400	0	400	400	200	200	300		
	Drop Rental		300	0	300	300	150	150	200		
	Misc.	(Masks/St of IL fees)	450	408	42	450	295	155	450		
Office	Printing/paper/ink		500	493	7	500	425	75	450		
	Postage		300	125	175	300	150	150	200		
	Computer/Office Supplies		350	369	(19)	400	375	25	450		
	Quickbooks/Alora/bank fees		450	564	(114)	600	600	0	650		
	Accountant		525	550	(25)	550	550	0	550		
	Insurance	liability	400	450	(50)	500	495	5	500		
	T Shirts/swag	revenue was up $233	3,800	3,868	(68)	3,800	2,875	925	3,500		
	Studio Rental		1,200	1,365	(165)	1,200	2,200	(1,000)	1,600		
Total SDE Other Expenditures			**12,525**	**12,014**	**511**	**13,400**	**12,689**	**711**	**13,250**	**0**	**0**
EXPENDITURES											
	PCA EXPENDITURES		**37,400**	**33,639**	**3,761**	**36,400**	**34,336**	**2,064**	**40,350**	**0**	**0**
	SDE EXPENDITURES		**145,175**	**145,354**	**(179)**	**151,650**	**149,992**	**1,658**	**151,150**	**0**	**0**
TOTAL EXPENDITURES			**182,575**	**178,993**	**3,582**	**188,050**	**184,328**	**3,722**	**191,500**	**0**	**0**

RESOLUTION NO R-26-

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A TALENT BUYING AGREEMENT BETWEEN VILLAGE OF SCHAUMBURG AND SCHAUMBURG DANCE ENSEMBLE

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, Schaumburg Dance Ensemble ("Contractor") and the Village desire to enter into an Agreement for the production, talent buying, direction, and promotion related to The Nutcracker 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 Schaumburg Dance Ensemble, 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 a Development Agreement for a Cook County Class 6B Tax Incentive at 1700 Penny Lane for CHI/Acquisitions, L.P. with Special Circumstances
08/25/26
Village Board

Presenter: Liz Dechant
Lead Department: Economic Development

Executive Summary:

CHI/Acquisitions, L.P. is requesting a Cook County Class 6B tax incentive at 1700 Penny Lane to support the purchase of the 6.75-acre industrial property that is currently occupied by Felsomat USA. The Applicant anticipates closing on the Subject Property in fall 2026 for $5.575M, contingent on the approval of the Class 6B incentive, at which point Felsomat US will move out. They plan to demolish the existing 34,980 square foot building and spend $9.35M to develop a new 116,425 square foot speculative Class A office / warehouse building. They anticipate construction will be completed in fall 2027 and will reach 51% occupancy afterwards. At that point, the property will have reached at least 12 months of continuous vacancy. Therefore, the Village incentive request is done with "Special Circumstances." They anticipate tenants to be manufacturers, light assembly, and/or Chicago-based distribution businesses that will create 30 full-time employees. The applicant will invest $14.925M on the project.

Recommended Action:

The Village Manager recommends the Finance, Legal, Administrative and General Government Committee recommend to the Village Board approval of a Development Agreement for a Cook County Class 6B Tax Incentive at 1700 Penny Lane for CHI/Acquisitions, L.P. with Special Circumstances

ATTACHMENTS:
- Memo for FLAGG 1700 Penny Lane 8.3.26.pdf
- 6B Application 1700 N Penny Lane 7.2026.pdf
- Resolution 1700 Penny Lane LLC.pdf
- RDA 1700 Penny Lane 8.12.26.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: Finance, Legal, Administrative and General Government Committee

FROM: Liz Dechant, Assistant Director of Economic Development

RE: CHI/Acquisitions, L.P. at 1700 Penny Lane, Class 6B Request

DATE: August 17, 2026

Introduction

Please find the Cook County Class 6B Application from CHI/Acquisitions, L.P., (the "Applicant") the property acquisition entity acting on behalf of Crow Holdings Industrial, to purchase the 6.75-acre industrial property at 1700 Penny Lane (the "Subject Property") with Parcel Identification Numbers 07-11-202-028-0000, 07-11-202-029-0000, and 07-11-202-030-0000. The location of the Subject Property is shown in Figure 1 below:



Figure 1. 1700 Penny Lane with existing building

The Applicant is seeking a Class 6B 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 $217,793.48 total in property taxes in the 2024 tax year.

Discussion

Cook County defines an abandoned property as "buildings or other structures that, after having been vacant and unused for at least 12 continuous months, are purchased for value or by a purchaser in whom the seller has no direct financial interest." The existing owner / occupant of the Subject Property is Felsomat USA, who is under contract to sell to the Applicant. The Applicant anticipates closing on the Subject Property in fall 2026 for $5.575M, contingent on the approval of the Class 6B incentive, after which Felsomat USA will move out.

The Village of Schaumburg's 6B policy typically seeks 24 months of vacancy but allows for exceptions as low as six (6) months under special circumstances. The special circumstance that warrants an exception is the Applicant's plans for complete reconstruction of the property. The Applicant plans to spend $9.35M to raze the existing building and develop a new 116,425 square foot speculative Class A office / warehouse building (Figure 2). They anticipate construction to be completed in fall 2027 and will reach 51% occupancy afterwards. At that point, the property will have reached at least 12 months of continuous vacancy.

Capital Improvements

The 6.75-acre parcel, which has frontage along I-90 along Wiley Road between Plum Grove Road and Penny Lane, currently houses a 34,980 square foot industrial building constructed in 1988. The Applicant is planning to raze the existing building and develop a new 116,425 square foot speculative Class A office / warehouse building. The Applicant will submit building permits in fall 2026 when the property has been purchased and anticipates construction completion by fall 2027. The new building will feature 32' ceiling heights, two office entry locations facing I-90 that can accommodate potential tenants from 30,000 square feet up to 116,425 square feet, up to 25 exterior loading docks, and 122 employee parking spaces. They anticipate tenants to be manufacturers, light assembly and/or Chicago-based distribution businesses.

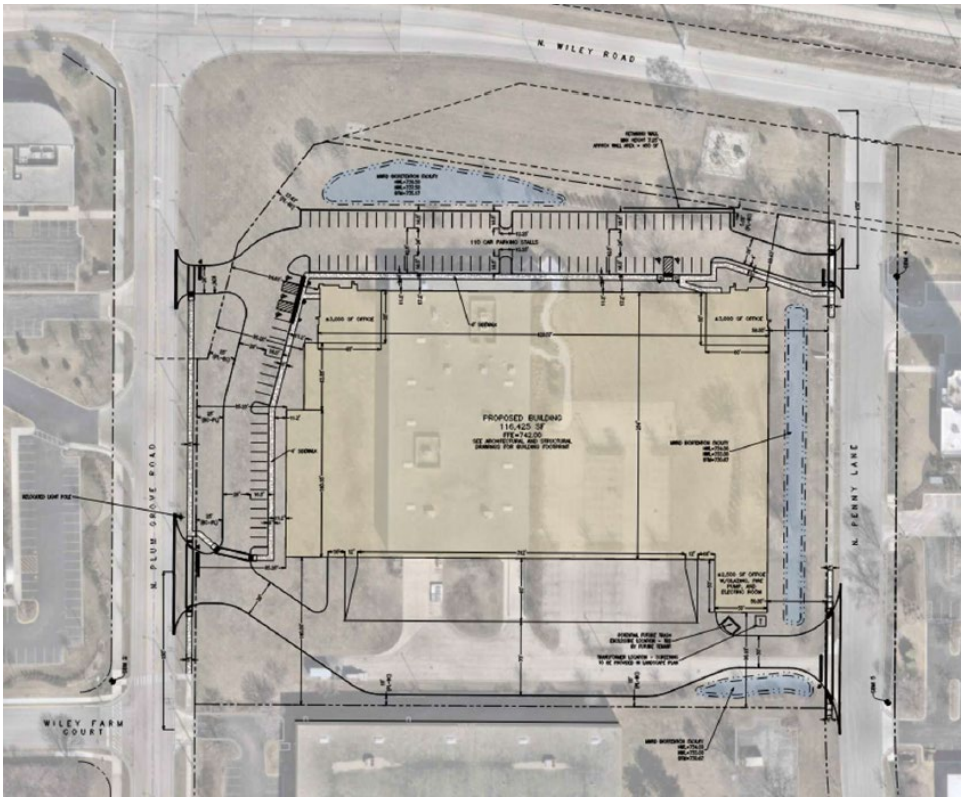


Figure 2. Conceptual drawing of new industrial building.

Employment and Business Growth

The Applicant estimates the project will create 30 full-time employees in the building. These employees are expected to meet the minimum wage requirements for Cook County.

Civic Involvement

The Village of Schaumburg's policy requires ongoing community involvement and financial support. The Applicant has agreed to provide $10,000 of support annually to these or one of the following agencies including but not limited to the Schaumburg Business Association, Schaumburg Township Library District, the Al Larson Cultural Center, the Schweiker House, Schaumburg Park District, Harper College, School District 54, School District 211, Golden Corridor Advanced Manufacturing Partnership, and the Japanese American Chamber of Commerce.

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

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

	Current Valuation	Valuation With 6B & New Building	Valuation Without 6B w/ Vacancy	Valuation Without 6B & New Building
Fair Market Value (FMV)	$3,980,004	$11,195,625	$3,582,004	$11,195,625
Assessment Value	25%	10%	10%	25%
Assessed Value (AV)	$995,001	$1,258,750	$358,200	$2,798,906
State Equalizer	3.0355	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$3,020,326	$3,820,936	$1,087,317	$8,496,080
Tax Rate	9.585675%	9.585675%	9.585675%	9.585675%
Tax Amount	$289,519	$366,262	$100,979	$814,407

*Investment and discount rate only calculated in the New Building calculations. FMV is generated from the purchase price of the property ($5,575,000) and the estimated construction value ($9,352,500), then multiplied at a 75% discount rate.

Over the life of the incentive, the applicant is expected to pay approximately $4.9 million in property taxes and save over $6 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%	$366,262	$3,662,625
Year 11	15%	$549,394	$549,394
Year 12	20%	$732,525	$732,525
Total Taxes w/ 6B			$4,944,544

The development project is slated for approval of the Plat of Survey at the August 19 Plan Commission, and for final approval of the Plat and Site Plan at the September 8 Village Board meeting. Village staff are supportive of the Class 6B request. If approved, staff will work with the Applicant and make the Class 6B contingent upon a Development Agreement outlining the Applicant's investment of $9.35M, employing 30 employees on the Subject Property, and establishing their local community support.

Recommendation

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a Class 6B tax incentive for CHI/Acquisitions, L.P.

CROW HOLDINGS
INDUSTRIAL

July 24, 2026

Matt Frank
Director of Economic Development
Village of Schaumburg
1000 E. Woodfield Rd.
Schaumburg, IL 60173
ATTN: Liz Dechant

RE: Class 6B Resolution Request

Dear Matt,

I am pleased to submit the enclosed Class 6B Application for the proposed redevelopment of the 1700 N Penny Ln. property. This acquisition represents a strategic investment for the Trammell Crow family and the Crow Holdings Industrial ("CHI") development platform and is one we are very excited about.

ABOUT THE APPLICANT:

CHI/Acquisitions, L.P. is the property acquisition entity on behalf of the Applicant. **Crow Holdings** is a multi-billion-dollar investment and development company that encompasses three operating businesses and several signature properties (collectively the "Company"). These businesses include Crow Holdings Capital - a registered investment advisor ("CHC"), Trammell Crow Residential ("TCR"), and Crow Holdings Industrial ("CHI"). The Company's signature properties include the Old Parkland Campus, the Anatole Hotel, and the Dallas Market Center, all located in Dallas, Texas. Additionally, the Company owns the Windsor Court Hotel in New Orleans, LA and the International Trade Mart in Brussels, Belgium.

Crow Holdings Industrial ("CHI") is the industrial development arm of the Company focused on speculative and build-to suit projects nationwide. As a stable, well capitalized and trusted partner, CHI draws on the Crow family's 75-year industrial development legacy to build Class A warehouse, distribution and manufacturing facilities. Operating in major U.S. distribution markets with strong market knowledge, CHI takes a strategic and targeted approach to building long-lasting quality for its clients and tenants. With seven (7) regional offices covering nearly all Tier-1 industrial markets, CHI is delivering 7 - 10 million square feet of Class A space annually valued at close to $1.5 billion.

Chicago Market Experience
Since opening the Midwest regional office in Jan. 2018, CHI has developed 23 buildings totaling more than 7.78 million sq. ft. of new Class A space at a total project cost of $866 million throughout the Chicago industrial market.

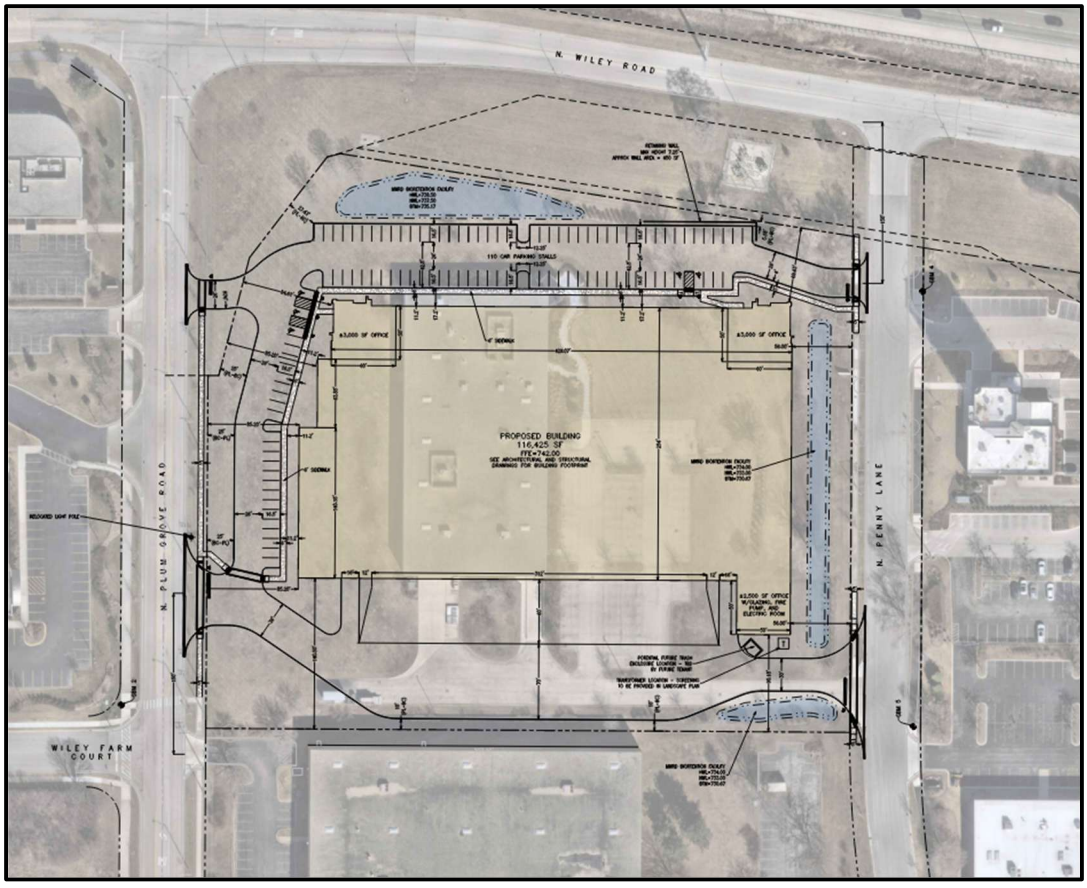
PROPERTY CONDITION

The 6.75-acre parcel located at 1700 N Penny Lane currently houses a 34,980 square foot industrial building constructed in 1988. The building has 18' clear-height ceilings, and two 12'x14' drive-in doors. The site also has an asphalt parking lot containing approximately 89 parking spaces. The applicant is under contract to purchase the property from the existing user/owner, Felsomat USA, for $5,575,000.

APPLICANT'S REDEVELOPMENT PLAN

The Applicant is proposing to raze the entire property to develop a brand new 116,425 square foot speculative Class-A, investment-grade office/warehouse building. The applicant anticipates closing on the property and commencing construction in August 2026, with approximately $9,352,500 in construction costs projected for the new development. Scheduled for completion in June 2027, the building will feature:

- 32' clear ceiling heights
- Modern insulated precast wall construction with storefront glass and punched window openings at two (2) office entry locations to accommodate potential tenants from 30,000 sq. ft. – 116,4225 sq. ft.
- ESFR fire protection system
- Onsite storm water detention & substantial landscaped "green space" provided
- Potential for up to 25 exterior loading docks / 122 employee auto parking spaces
- LED interior and exterior lighting
- Ballasted EPDM roofing system
- High-profile Interstate 90 (Jane Adams Tollway) frontage and visibility
- Site design minimizing employee traffic from commingling with truck traffic



PROJECTED BENEFITS & PLANNED MARKETING EFFORTS

The Applicant's proposed development will be at least 50% more valuable than the existing building on the property and thus provide increased property tax revenue to the taxing bodies in addition to replacing an old industrial building with a brand-new investment-grade office/warehouse facility. The Applicant has engaged Al Caruana and Jeff Matella at Cushman & Wakefield to handle the leasing efforts for the planned development and once under construction, the property will be marketed to potential tenants through a combination of e-blasts, direct mailers, broker awareness campaigns, and marketing events at the property itself.

EMPLOYMENT INFORMATION

TEMPORARY CONSTRUCTION EMPLOYMENT POSITIONS

Arco Murray Design Build ("Arco") is the Applicant's general contractor for the proposed redevelopment project. Arco projects that this project will provide the equivalent of thirty (30) full-time construction jobs for a duration of approximately ten (10) months.

PROJECT PERMANENT EMPLOYMENT POSITIONS

The Applicant is proposing to develop this project on spec and as such is merely providing its best approximation of the permanent employment impact. The proposed building is a 116,425 sq. ft. office / warehouse facility designed to be divisible to 30,000 sq. ft. and allow for as many as two (2) tenants. The Applicant is projecting the following employment positions impact at full occupancy:

Position Type:	Year 1*	Year 3	Year 5	Year 10
Full-Time Employees:	30	30	30	30

** NOTE: Based on 100% occupancy*

TENANTS TARGETED

The proposed 116,425 square-foot building will have two (2) office entries and can support as many as two (2) tenants ranging in size from 30,000 sq. ft. up to a full-building user at 116,425 sq. ft. Typically, these smaller tenants are a mix of light manufacturers, light assembly, and Chicago-based distribution businesses.

I am eager to move forward with the proposed project and strive to deliver a fantastic asset to both the Village of Schaumburg and Cook County. Please let me know if you have any questions regarding the enclosed application and I look forward to speaking with you soon.

Best regards,

Matt Kuruc
Crow Holdings Industrial
Managing Director, Chicago
318 N Carpenter St., Suite 250
Chicago, IL 60607

VILLAGE OF SCHAUMBURG

Community Development Department
6B APPLICATION
101 Schaumburg Court, Schaumburg, IL 60193-1899
(Phone) 847.923.4430 (Fax) 847.923.4421

1. BACKGROUND INFORMATION:

   a. Applicant: CHI/ACQUISTIONS, L.P.
   Address: 318 North Carpenter St., Suite 250
   City: Chicago State: IL Zip: 60607
   Telephone: 773.633.5696
   (Number at which applicant can be reached during business hours)
   Fax Number: N/A
   E-mail Address: mkurucz@crowholdings.com

   b. Chief Executive Officer:
   Ken Valach

   c. Principle Contact Person: Jack Rabenn
   Title: Managing Director
   Address: 318 North Carpenter St., Suite 250
   City: Chicago State: IL Zip: 60607
   Telephone: 414.704.7244
   Fax Number: N/A
   E-mail Address: jrabenn@crowholdings.com

2. Name and addresses of commercial bankers that may be contacted for references:
   Bank: References available upon request. See contact below
   Address:
   City: State: Zip:

   Bank: Matt Owen, Director Capital Markets, Crow Holdings (mowen@crowholdings.com)
   Address: 3819 Maple Avenue
   City: Dallas State: TX Zip: 75219

3. Brief description of business, including history and type of ownership (attach additional information if deemed necessary): See cover letter for additional information. Brief description below. CHI/Acquisitions, L.P. is the property acquisition entity acting on behalf of the Applicant. Crow Holdings is a multi-billion dollar real estate firm. Crow Holdings Industrial is the Company's industrial platform, focused on speculative and build-to-suit warehouse, distribution and manufacturing projects nationwide, delivering roughly 7-10 million SF annually valued near 1.5B. Since opening its Midwest office in 2018 CHI has completed 23 buildings totaling more than 7.78M SF in the Chicago market (+/- $866M total project cost).

4. Current facility location and reason for establishing new facility:

Address: _____

City: _____ State: _____ Zip: _____

Reason: This is a speculative development. This site was selected due to it's direct I-90 interstate frontage, proximity to O'Hare, complimentary surrounding uses, and excellent proximity to plentiful restaurant, retail, and entertainment amenities for future employees.

5. Major products of the company: TBD. Future tenants may include a mix of light manufacturers, light assembly, and distribution businesses.

6. Names of two or more customers: Tenants of CHI midwest speculative developments include but are not limited to Wabtec Corporation, Panduit, TricorBraun, NFI Industires, PeopleWorks, Inc. and GE Appliances.

7. Proposed location:

Address: 1700 N Penny Ln, Schaumburg, IL 60173

Parcel Identification Number: 07-11-202-028-0000, 07-11-202-029-0000, and 07-11-202-030-0000

8. Project Value:

Land: $587,990

Building: $9,352,500

Personal Property: $N/A

Equipment: $N/A

9. Present Zoning Classification: M-1, Manufacturing

10. Size of new facility in square feet: 116,425

11. Area of land required by the new facility in square feet or acres: 6.75 Acres

12. Environmental Impact (Check if you will have an impact):

a. Pollution as defined by EPA standards:	Yes	No
1. Water/type of effluent		X
2. Air		X
3. Odor		X
4. Toxic substance storage		X
5. Noise		X

b. Are pollution control devices by the facility required? | | X |

13. Community traffic impact:

a. Projected number of vehicles entering new facility per day:

		Peak Hours	Per Day
1. Cars	52	8:00	22
2. Trucks	23	16:00	2

b. Traffic impact on existing roadway network (Describe any potential problems related to access to the facility, circulation or site safety that would require further traffic analysis):
No problems anticipated.

14. Economic impact:

a. Number of employees at new facility:

	Transfer from present facility	New	Total
Full Time	N/A	30	30
Part Time	N/A	0	0

b. Type and number of skills required by the new facility:

Management Level TBD

Skilled TBD

Unskilled TBD

Clerical TBD

c. Yearly payroll of the facility: $TBD

d. Average employee salary: $ TBD

e. Recurring revenues generated by the new facility:

1. Sales tax if applicable (annual based on 1.50 percent of applicable retail sales):
TBD

2. Business License Fees (annual):
TBD

f. Nonrecurring revenues or one-time fees realized to Village:

1. Building Permit Fees: $ TBD

2. Engineering Fees: $ TBD

g. Other financial information:

1. Equalized assessed valuation generated by the new facility
$ 8,297,948.00

2. Explain the methodology used in estimating equalized assessed value:
Land + cost of new construction, multiplied by 25% assessment level,
multiplied by Cook County equalization factor of 3.0355.

3. List the real estate tax impact (annually) to all taxing bodies within the Village with the benefit of a Class 6B and without:

Unit	Rate	Taxes Generated	With Class 6B
School District 54	3.685	$305,779	$122,312
School District 211	2.710	$224,874	$89,950
Harper College	0.410	$34,022	$13,609
Schaumburg Township	0.101	$8,381	$3,352
Schaumburg Park District	0.633	$52,526	$21,010
Township Library	0.328	$27,217	$10,887
Village of Schaumburg	0.484	$40,162	$16,065

15. Will all of the space created by 6B tax incentive be used by the requestor? If not, how much is intended to be leased or rented: 100% of the space using the 6B tax incentive will be leased.

16. Does the requesting firm compete in the international marketplace? If so, what percentage of the firm's business is in foreign markets and who are the major foreign competitors (name of foreign films): N/A

17. To what degree has the requesting firm been involved in local community events? Please list those areas of involvement or sponsorship: Future tenant will tap the local labor pool for employees. Applicant will make an annual contribution to a local charitable group.

18. Has the requesting firm received financial assistance in the past? If so, explain what incentives were received and for what facility: Received a Class 6B incentive in Franklin Park, Enterprise Zone credit in Morris and Joliet, and a tax abatement in Merriville, IN.

19. Please provide legal description of property:
LOTS 18, 19 AND 20 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, BEING A RESUBDIVISION OF PART OF OUT-LOT C IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTH EAST 1/4 OF SECTION 11, PART OF THE SOUTH WEST 1/4 OF SECTION 12, PART OF THE NORTH WEST 1/4 OF SECTION 13 AND PART OF THE NORTH EAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Applicant: Matt Kurucz
(Print or type name)

(Applicant's Signature)

Date: 07-24-2026

Village of Schaumburg - 6b Tax Proforma

Year	% Occupancy	Assessment Year	Building Size	Market Value	Per SF	Equalization Factor	Tax Rate
Construction/Lease Up Term(s)	0%	2026	-	$ 2,994,000		3.0355	9.586%
	50%	2027	116,425	$ 9,940,490	$ 85.38	3.0355	9.586%
1	100%	2028	116,425	$ 10,934,539	$ 93.92	3.0355	9.586%
2	100%	2029	116,425	$ 10,934,539	$ 93.92	3.0355	9.586%
3	100%	2030	116,425	$ 10,934,539	$ 93.92	3.0355	9.586%
4	100%	2031	116,425	$ 12,027,993	$ 103.31	3.0355	9.586%
5	100%	2032	116,425	$ 12,027,993	$ 103.31	3.0355	9.586%
6	100%	2033	116,425	$ 12,027,993	$ 103.31	3.0355	9.586%
7	100%	2034	116,425	$ 13,230,792	$ 113.64	3.0355	9.586%
8	100%	2035	116,425	$ 13,230,792	$ 113.64	3.0355	9.586%
9	100%	2036	116,425	$ 13,230,792	$ 113.64	3.0355	9.586%
10	100%	2037	116,425	$ 14,553,871	$ 125.01	3.0355	9.586%
11	100%	2038	116,425	$ 14,553,871	$ 125.01	3.0355	9.586%
12	100%	2039	116,425	$ 14,553,871	$ 125.01	3.0355	9.586%

Notes:

Year 1 is first year subject property is expected to be assessed with 6b classifcation (at least 51% occupied)

Tri-annual assessment incorporated with assumed 10% escalator in 2028, 2031,2034, and 2037

Increase in market value in 2027 considers improvments made to property

		Scenario A					Scenario B					Scenario C				
		Standard Industrial Assessment on New Project					6b Special Assessment on New Project					Current Conditions No New Project				
Year	Assessment Year	Assessed Level	Assessed Value	EAV	Real Estate Taxes	Tax Per SF	Assessed Level	Assessed Value	EAV	Real Estate Taxes	Tax Per SF	Assessed Level	Assessed Value	EAV	Real Estate Taxes	Tax Per SF
Construction/	2026	25%	$ 748,500	$ 2,272,072	$ 217,792	n/a	25%	$ 748,500.00	$ 2,272,072	$ 217,792	n/a	25%	$ 748,500.00	$ 2,272,071.75	$ 217,792	n/a
Lease Up Term(s)	2027	25%	$ 1,536,556	$ 4,664,216	$ 447,093	$ 3.84	25%	$ 1,536,556.25	$ 4,664,216	$ 447,093	$ 3.84	25%	$ 748,500.00	$ 2,272,071.75	$ 217,792	n/a
1	2028	25%	$ 2,733,635	$ 8,297,948	$ 795,408	$ 6.83	10%	$ 1,093,453.90	$ 3,319,179	$ 318,163	$ 2.73	25%	$ 823,350.00	$ 2,499,278.93	$ 239,571	n/a
2	2029	25%	$ 2,733,635	$ 8,297,948	$ 795,408	$ 6.83	10%	$ 1,093,453.90	$ 3,319,179	$ 318,163	$ 2.73	25%	$ 823,350.00	$ 2,499,278.93	$ 239,571	n/a
3	2030	25%	$ 2,733,635	$ 8,297,948	$ 795,408	$ 6.83	10%	$ 1,093,453.90	$ 3,319,179	$ 318,163	$ 2.73	25%	$ 823,350.00	$ 2,499,278.93	$ 239,571	n/a
4	2031	25%	$ 3,006,998	$ 9,127,743	$ 874,949	$ 7.52	10%	$ 1,202,799.29	$ 3,651,097	$ 349,980	$ 3.01	25%	$ 905,685.00	$ 2,749,206.82	$ 263,528	n/a
5	2032	25%	$ 3,006,998	$ 9,127,743	$ 874,949	$ 7.52	10%	$ 1,202,799.29	$ 3,651,097	$ 349,980	$ 3.01	25%	$ 905,685.00	$ 2,749,206.82	$ 263,528	n/a
6	2033	25%	$ 3,006,998	$ 9,127,743	$ 874,949	$ 7.52	10%	$ 1,202,799.29	$ 3,651,097	$ 349,980	$ 3.01	25%	$ 905,685.00	$ 2,749,206.82	$ 263,528	n/a
7	2034	25%	$ 3,307,698	$ 10,040,517	$ 962,444	$ 8.27	10%	$ 1,323,079.22	$ 4,016,207	$ 384,978	$ 3.31	25%	$ 996,253.50	$ 3,024,127.50	$ 289,881	n/a
8	2035	25%	$ 3,307,698	$ 10,040,517	$ 962,444	$ 8.27	10%	$ 1,323,079.22	$ 4,016,207	$ 384,978	$ 3.31	25%	$ 996,253.50	$ 3,024,127.50	$ 289,881	n/a
9	2036	25%	$ 3,307,698	$ 10,040,517	$ 962,444	$ 8.27	10%	$ 1,323,079.22	$ 4,016,207	$ 384,978	$ 3.31	25%	$ 996,253.50	$ 3,024,127.50	$ 289,881	n/a
10	2037	25%	$ 3,638,468	$ 11,044,569	$ 1,058,688	$ 9.09	10%	$ 1,455,387.14	$ 4,417,828	$ 423,475	$ 3.64	25%	$ 1,095,878.85	$ 3,326,540.25	$ 318,869	n/a
11	2038	25%	$ 3,638,468	$ 11,044,569	$ 1,058,688	$ 9.09	15%	$ 2,183,080.71	$ 6,626,741	$ 635,213	$ 5.46	25%	$ 1,095,878.85	$ 3,326,540.25	$ 318,869	n/a
12	2039	25%	$ 3,638,468	$ 11,044,569	$ 1,058,688	$ 9.09	20%	$ 2,910,774.28	$ 8,835,655	$ 846,951	$ 7.27	25%	$ 1,095,878.85	$ 3,326,540.25	$ 318,869	n/a
Total over Term					**$ 11,739,352**					**$ 5,729,885**					**$ 3,771,129**	
Net Tax Benefit Over Term (Scenario B - Scenario C)		**$ 1,958,756**														

	Scenario A		Scenario B		Scenario C
	2027	2028	2027	2028	2026-2039 based on projected market value
M.V	$ 9,940,490.00	$ 10,934,539.00	$ 9,940,490.00	$ 10,934,539.00	Does not include vacancy factor
	25%	25%	25%	10%	
A.V	$ 2,485,122.50	$ 2,733,634.75	$ 2,485,122.50	$ 1,093,453.90	
Less Land	$ 587,990.00	$ 587,990.00	$ 587,990.00	$ 587,990.00	
A.V. Improvments	$ 1,897,132.50	$ 2,145,644.75	$ 1,897,132.50	$ 505,463.90	
Occupancy	50%	100%	50%	100%	
Improvement	$ 948,566.25	$ 2,145,644.75	$ 948,566.25	$ 505,463.90	
Plus Land	$ 587,990.00	$ 587,990.00	$ 587,990.00	$ 587,990.00	
Total A.V	$ 1,536,556.25	$ 2,733,634.75	$ 1,536,556.25	$ 1,093,453.90	

Notes:

The above estimate is speculative and should be treated as such

The above is based on the assumption that the Class 6B Tax Incentive for the subject property will be granted in 2026 and activated in 2028

2026 Assessed Value based on current assessed value

2027 Assessed Value considers new improvements with an applied 50% vacancy factor

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

AFFIDAVIT OF PREVAILING WAGE COMPLIANCE

The undersigned, Matthew J. Kurucz, the Vice President of CHI DEVELOPMENT GP, L.L.C., a Delaware limited liability company, the general partner of CHI/ACQUISITIONS, L.P., a Delaware limited partnership, its successors and/or assigns ("Affiant"), on behalf of said Affiant, being duly sworn under oath, states as follows:

1. That I am the Vice President of the Affiant and have knowledge of the following facts:

2. That Affiant (or its successors and/or assigns) is set to acquire the property located at 1700 Penny Lane, Schaumberg, IL 60173, identified on the Cook County Record as PINS 07-11-202-028-000, 07-11-202-029-000, 07-11-202-030-000 in September, 2026; and

3. That as part of the acquisition of this property and initiation of the Class 6b incentive, certain construction work will be done to make the subject property suitable for occupation and enhance its value; and

4. That the property identified in Paragraph 2 above is the subject of a pending application for a Class 6b which is subject to the requirements of the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, Section 74-71(b); and

5. That all laborers, workers and mechanics engaged in Construction work within the subject property will be compensated in accordance with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) as is required as of September 1, 2018 by Ordinance Amendment 18-1604, amending Section 74-71(b) of the Code of Ordinances of Cook County; and

6. That wherever possible and to be required as of September 1, 2018 by Ordinance Amendment 18-1604, amending Section 74-71(b)(6) of the Cook County Code, any and all Construction work that will take place on the subject property will be performed by contractors and subcontractors that have participated in an active apprenticeship and training program approved and registered with the United States Department of Labor's Office of Apprenticeship.

FURTHER, the Affiant sayeth not.

CHI/ACQUISITIONS, L.P., a Delaware limited partnership

By: CHI DEVELOPMENT GP, L.L.C., a Delaware limited liability company
its general partner

By: _____
Name: Matthew J. Kurucz
Its: Vice President

SUBSCRIBED AND SWORN TO before me this
24 day of July, 2026

_____
NOTARY PUBLIC

Official Seal
SYDNEY CHAR BOWIE
Notary Public, State of Illinois
Commission No. 1010389
My Commission Expires May 16, 2029

111911114.1

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS, (CHI/ACQUISITIONS, L.P.)

WHEREAS, the President and Board of Trustees (the "Corporate Authorities") of the Village of Schaumburg (the "Village") have received a request from Chi/Acquisitions, L.P. ("Applicant") for a Cook County Class 6B Real Estate Tax Classification ("Class 6B Classification") for the following-described property:

LOTS 18, 19 AND 20 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, BEING A RESUBDIVISION OF PART OF OUT-LOT C IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTH EAST 1/4 OF SECTION 11, PART OF THE SOUTH WEST 1/4 OF SECTION 12, PART OF THE NORTH WEST 1/4 OF SECTION 13 AND PART OF THE NORTH EAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers: 07-11-202-028-0000, 07-11-202-029-0000, and 07-11-202-030-0000

Common Address: 1700 Penny Lane, Schaumburg, Illinois 60173; (the "Subject Property").

WHEREAS, the Corporate Authorities have received information, letters and testimony regarding said request; and

WHEREAS, the Village is willing to assist Applicant in securing a Class 6B Classification for the Subject Property, provided the Village receives certain assurances from Applicant relating thereto, given that the continued operation of Applicant'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, Applicant will hire thirty (30) employees over the next two (2) years at Applicant's facility that is located on the Subject Property (the "Facility"); and

WHEREAS, Applicant will invest $9,350,000 and no/100 dollars in capital relative to the Facility over the next two (2) years; and

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS, (CHI/ACQUISITIONS, L.P.)

WHEREAS, Applicant will support the Schaumburg community such as the Schaumburg Business Association, the Boys and Girls Club, the Al Larson Cultural Center, the Schweiker House, and other Schaumburg organizations; and

WHEREAS, Applicant will, on a biannual basis, provide the Village with the number of employees at the Facility, along with documentation from the Cook County Assessor and Applicant, 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;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION ONE: The Village hereby supports and consents a Class 6B Classification for the business known as Applicant, located on the Subject Property.

SECTION TWO: The Village of Schaumburg find that it is necessary, for development to occur on the Subject Property that the Subject Property receive a Class 6B Classification.

SECTION THREE: Although the building will have been vacant less than the Village's general policy requirement of a minimum of twenty-four months, that term can be reduced to six months under Village policy due to special circumstances, and here, due to the Applicant's plans for complete reconstruction of the property, including spending $9.35 million to raze the existing building and develop a new 116,425 square foot speculative Class A office/warehouse building, such special circumstances are present.

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

SECTION FIVE: That, in the event Applicant does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 6B Classification for the Subject Property.

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS, (CHI/ACQUISITIONS, L.P.)

SECTION SIX: That, in the event Applicant does not comply with the terms of the Development Agreement, the Village may require that Applicant pay to the County Collector the difference between what Applicant would have paid in real estate taxes, had the Class 6B Classification not been approved, and what Applicant actually paid in real estate taxes with the Class 6B Classification, as provided for in the Development Agreement.

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

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

AYES: (0)

NAYS: (0)

ABSENT: (0)

PASSED AND APPROVED this_____ day of_____, 2026.

_____

VILLAGE PRESIDENT

ATTEST:_____

Village Clerk

Exhibit A

DEVELOPMENT AGREEMENT BETWEEN

THE VILLAGE OF SCHAUMBURG AND CHI/ACQUISITIONS, L.P.

FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX

CLASSIFICATION FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS

(attached)

Exhibit B

AFFIDAVIT OF PREVAILING WAGE COMPLIANCE

FOR THE COOK COUNTY CLASS 6B REAL ESTATE TAX

CLASSIFICATION FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS

(attached)

Exhibit A

DEVELOPMENT AGREEMENT BETWEEN

THE VILLAGE OF SCHAUMBURG AND CHI/ACQUISITIONS, L.P.

FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS

(attached)

DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND CHI/ACQUISITIONS, L.P. FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION
FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2026, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and CHI/ACQUISITIONS, L.P. (“Applicant”).

RECITALS

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

B. Applicant is an Illinois limited liability company, and as the date hereof is the contract purchaser of the following-described property:

LOTS 18, 19 AND 20 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, BEING A RESUBDIVISION OF PART OF OUT-LOT C IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTH EAST 1/4 OF SECTION 11, PART OF THE SOUTH WEST 1/4 OF SECTION 12, PART OF THE NORTH WEST 1/4 OF SECTION 13 AND PART OF THE NORTH EAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers: 07-11-202-028-0000, 07-11-202-029-0000, and 07-11-202-030-0000

Common Address: 1700 Penny Lane, Schaumburg, Illinois 60173; (the "Subject Property").

C. Applicant shall, upon purchase of the Subject Property, raze the existing 34,980 square foot building and develop a new 116,425 square foot speculative Class A office / warehouse building (the “Facility”). They anticipate tenants to be manufacturers, light assembly and/or Chicago-based distribution businesses.

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

E. The Village is willing to assist Applicant in obtaining the approval of the Class 6B Incentive, provided the Village receives certain assurances from Applicant relating

thereto, given that the continued operation of businesses located within 1700 Penny Lane should be beneficial to the economic vitality of the Village.

F. Although the building will have been vacant less than the Village's general policy requirement of a minimum of twenty-four months, that term can be reduced to six months under Village policy due to special circumstances, and here, due to the Applicant's plans for complete reconstruction of the property, including spending $9.35 million to raze the existing building and develop a new 116,425 square foot speculative Class A office/warehouse building, such special circumstances are present.

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 Applicant and the Village, Applicant and the Village agree as follows:

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

Section 2. Applicant, through tenants of the facility, will bring in a minimum of thirty (30) employees by December 31, 2028 at the Applicant facility that is located on the Subject Property (the "Facility"); and is to be maintained for the term of the 6B Incentive.

Section 3. Applicant will invest a minimum of $9,350,000 no/100 dollars in capital improvements to the Facility by December 31, 2028.

Section 4. Applicant will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year.

Section 5. Applicant shall, on a biannual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and Applicant 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. Applicant will provide the Village with copies of any affidavits submitted to the Cook County Assessor as required to be in compliance with and to retain the 6B Tax Incentive.

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

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

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

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

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

D. In return for receiving the Incentive classification for the subject property, Applicant 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 Applicant 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.

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

DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND CHI/ACQUISITIONS, L.P. FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION
FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS

VILLAGE OF SCHAUMBURG

By:_____

Tom Dailly, Village President

Attest:_____

Date:_____

CHI/ACQUISITIONS, L.P.

By: _____

Matthew Kurucz, Vice President

Attest: _____

Date:_____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Preliminary and Final Plat of Consolidation for Crow Holdings / 1700 Penny Lane
08/25/26
Village Board

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

Executive Summary:

Case Title
P2607-03/ CROW HOLDINGS / 1700 Penny Lane / Preliminary and Final Plat of Consolidation

Hearing Date
August 19, 2026

Summary
The petitioner requests a Plat of Consolidation for the property, located at 1700 Penny Lane. The subject property consists of three lots. The petitioner is proposing to combine the three lots into one lot of record for the development of a 116,425 sq. ft. warehouse and distribution building.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
7-0 with two absent.

If the Village Board concurs with the Plan Commission recommendation, they should approve the request as presented.

ATTACHMENTS:
- PRG Report
- P2607-03 Crow Holdings Minutes
- Application
- Location Map
- Project Narrative
- Plat of Survey
- Plat of Consolidation

PROJECT REVIEW GROUP REPORT

To: PLAN COMMISSION

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: August 19, 2026

DATE PREPARED: August 7, 2026

CASE NUMBER: P2607-03

TITLE: P2607-03/ CROW HOLDINGS / 1700 Penny Lane / Preliminary and Final Plat of Consolidation

BACKGROUND INFORMATION

Petitioner:	CHI/ACQUISITIONS, L.P. Matt Kurucz
Address of Petitioner:	318 N Carpenter St Chicago, IL 60607
Status of Petitioner:	Contract Purchaser
Existing Zoning:	M-1 Manufacturing District
Existing Land Use:	Office and Warehouse

Requested Actions:

- Preliminary and Final Plat of Subdivision [Title 15, Chapter 151, Section 151.20(D) & (E) of the Subdivision and Land Development Ordinance]

ANALYSIS

The petitioner requests a Plat of Consolidation for the property, located at 1700 Penny Lane. The subject property consists of three lots. As shown on the submitted plat, Lot 18 is currently developed with a 34,980 sq. ft. single-story industrial building. Lot 20 and 19 are currently improved with a small portion of the 34,980 sq. ft. building and surface parking lot. Upon consolidation, the property will be Lot 1.

In April 1988, the Village Board granted site plan and land banked parking approval for Sugino office-warehouse building (Case No. SP8802-01). In November of 2006, the Village Board granted site plan amendment for an Office and warehouse building for Felsomat USA Inc (Z0609-07), for the subject property.

The petitioner has submitted a request for a Site Plan approval (Case SP2607-03), which is scheduled for consideration by Village Board at the September 8, 2026, Village Board meeting. As required with the site plan review, the petitioner is proposing to combine the three lots into one lot of record for the development of a 116,425 sq. ft. warehouse and distribution building. A 20-foot watermain easement is provided north of the property for the purposes of maintenance and repair. Staff is supportive of the request.

RECOMMENDATION

Staff has reviewed the plat and deemed it acceptable. Therefore, staff recommends **approval** of the Plat of Consolidation for 1700 Penny Lane, Case No. P2607-03, subject to the following conditions:

1. Prior to execution of the Plat of Consolidation, the petitioner shall revise the Plat to include the following:
    a. The easement for the water main should only include the portion of the main that will become public and accepted by the Village.
    b. Add Schaumburg standard easement provision language for the new public utility and drainage easement around the perimeter of the site.
    c. Complete the missing information under, "SEND TAX BILL TO:".
2. Prior to the issuance of a land development permit for the Site plan (Case No. SP2606-01), the Plat of Consolidation shall be recorded with the Cook County Recorder of Deeds.

pc: Petitioner

P2607-03 / Crow Holdings / 1700 Penny Lane / Preliminary and Final Plat of Consolidation
Village of Schaumburg
Plan Commission
August 19, 2026
1
The hearing was called to order at 7:00 p.m. by Chairperson Rich Gerber.

ROLL CALL

Members Present:	Chairperson Rich Gerber, Don Watson, Anil Barot, Kenneth Ropiak, Tanvi Vora, Dale Litney, and Charles Nordstrom
Members Absent:	Steve Robles and David Piecuch
Also Present:	Monica Richart, AICP, Sustainability Planner

A quorum was present.

Sworn in for testimony: Monica Richart, AICP, Sustainability Planner

Jordan Tekkan, Applicant

Chairperson Gerber introduced the case being presented P2607-03 / Crow Holdings / 1700 Penny Lane / Preliminary and Final Plat of Consolidation

Chairperson Gerber asked the Recording Secretary if public notice was given regarding the case. Ms. Storm stated that Staff and the petitioner have given proper public hearing notification.

Mr. Tekkan stated that Crow Holdings is a 75 year old development legacy headquartered in Dallas, TX. He stated the Chicago office opened in 2018 to serve Chicagoland and Northwest Indiana, developing over eight million square feet in Class A industrial product. He stated that Crow Holdings is requesting a Plat of Consolidation to build a 116,425 square foot building over three existing parcels. There is an existing 35,000 square foot building that will be demolished to build the new building. He stated that this location is preferred because of the visibility from the I-90 interstate. The current lot size is 6.73 acres, which will be combined into one parcel. Mr. Tekken stated the plan is to begin demolition and site work this fall, with vertical building beginning in March 2027. The construction timeline will span roughly 12 months.

Ms. Richart stated the Village requires the three parcels to be combined in order to build new property across the space. This is the M-1 manufacturing district. The existing building currently touches all three parcels, so this proposal is to come into compliance. There is a 20 foot watermain easement that is required as part of the consolidation. Staff is supportive of this request.

Chairperson Gerber asked if there were any questions or comments from the public.

Mr. Watson asked if the existing building covers all three parcels. Ms. Richart stated the existing building is sitting on all three parcels, which is existing non-conforming. This proposal of a new building requires consolidation.

Hearing no additional questions or comments, Chairperson Gerber asked if there was a motion to close the hearing.

A motion was made by Chairperson Gerber, seconded by Mr. Barot, to close the hearing.

MOTION CARRIED: Vote 7-0 with two members absent.

A motion was made by Mr. Watson to recommend approval of a Preliminary and Final Plat of Consolidation for the property 1700 Penny Lane, Crow Holdings, case number P2607-03, seconded by Ms. Vora.

MOTION CARRIED: Vote 7-0 with two members absent.

A poll was taken:	Mr. David Piecuch	– Absent
	Mr. Charles Nordstrom	– Yes
	Mr. Dale Litney	– Yes
	Mr. Don Watson	– Yes
	Mr. Steve Robles	– Absent
	Mr. Kenneth Ropiak	– Yes
	Mr. Anil Barot	– Yes
	Ms. Tanvi Vora	– Yes
	Mr. Rich Gerber	– Yes

The hearing was adjourned at 7:09 p.m.

Monica Richart, Sustainability Planner

I have reviewed the minutes, and they accurately represent the actions taken by the Plan Commission

Taylor Storm, Recording Secretary

Plan Commission

Village of Schaumburg, IL

August 17, 2026

Record No: DEVR-26-37

Development Review Application

Status: Active

Submitted On: 6/8/2026

Primary Location

1700 PENNY LN
Schaumburg, IL 60173-4554

Owner

FELSOMAT HOLDING USA INC
N Penny Ln 1700 PENNY LN
SCHAUMBURG, IL 60173

Applicant

CHI/ACQUISITIONS, L.P. Matt Kurucz
[redacted]

Pre-Application Contact

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Chido Baker

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Contract Purchaser

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name*

FELSOMAT HOLDING USA INC

Property Owner Street Address*

1700 N Penny Ln

Property Owner City*

Schaumburg

Property Owner State*

IL

Property Owner Zip Code*

60173

Property Owner Phone Number*

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?*

Industrial

PIN Number*

07-11-202-028-0000; 07-11-202-029-0000; 07-11-202-030-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

☐

Shopping Center Signage Plan Approval / Amendment

☐

Site Plan Approval New Building < 20,000 Sq. Ft.

☐

Site Plan Approval New Building > 20,000 Sq. Ft.

☐

Special Use - Commercial

☐

Site Plan Amendment

☐

Plat of Easment

☐

Plat of Vacation

☐

Plat of Subdivision

☐

Plat of Dedication

☐

Plat of Consolidation

☑

PUD Site Plan Approval

☐

PUD Amendment

☐

Valet - Regular

☐

Valet - Special Event

☐

PUD Special Use Amendment

☐

PUD Administrative Amendment

☐

Fence Variation

☐

Variation - Other

☐

Brief description of the request*

CHI/ACQUISITIONS, L.P. is requesting a Plat of Consolidation to combine the three (3) existing parcels into a single contiguous parcel.

Plat Information

Acreage - Plat

6.74

Project Staff

Type

Developer

If Other, Describe

Company Name

Crow Holdings

Staff Name*

Jack Rabenn

Staff Mailing Address*

[redacted]

Staff Phone Number*

[redacted]

Staff Email*

[redacted]

Type

Developer

If Other, Describe

Company Name

Crow Holdings

Staff Name*

Matt Kurucz

Staff Mailing Address*

[redacted]

Staff Phone Number*

[redacted]

Staff Email*

[redacted]

Type

Engineer

If Other, Describe

Company Name

Jacob & Hefner

Staff Name*

Jason Cebulski

Staff Mailing Address*

[redacted]

Staff Phone Number*

[redacted]

Staff Email*

[redacted]

Type

General Contractor

If Other, Describe

Company Name

ARCO/Murray

Staff Name*

Dan Pratt

Staff Mailing Address*

[redacted]

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

Matt Kurucz
Jun 8, 2026





Subject Property

P2607-03

CROW HOLDINGS

Preliminary and Final Plat of Consolidation

0 80 160

Feet

1700 Penny Lane

VILLAGE OF SCHAUMBURG

Prepared By:
Village of Schaumburg
Community Development Department

June 8, 2026

Chidochashe Baker, AICP
Community Planner
Village of Schaumburg
1000 E. Woodfield Rd.
Schaumburg, IL 60173

RE: 1700 N Penny Lane Redevelopment – Project Narrative

Dear Chidochashe,

On behalf of **Crow Holdings Industrial** ("CHI"), we are excited to work with you and the Village of Schaumburg to bring this project to fruition. I am pleased to submit this project narrative for the proposed redevelopment of 1700 N Penny Lane. This narrative introduces CHI, provides background on the property, and describes the proposed development and its consistency with the Woodfield Regional Center Design Guidelines.

Developer Description

CHI is the industrial development arm of Crow Holdings, focused on speculative and build-to-suit projects nationwide. As a stable, well-capitalized, and trusted partner, CHI draws on a 75-year industrial development legacy to build Class A warehouse, distribution, and manufacturing facilities. Leveraging strong market knowledge, CHI takes a strategic approach to delivering long-lasting quality for clients and tenants. With seven regional offices covering nearly all Tier-1 industrial markets, CHI delivers 7–10 million square feet of Class A space annually, valued at close to $1.5 billion.

Since the Midwest regional office opened in January 2018, CHI has developed 23 buildings totaling more than 7.78 million sq. ft. of new Class A space, representing nearly $866 million in project investment throughout the Chicago industrial market.

Property Background

The subject property is currently improved with a 34,980-square-foot industrial building constructed in 1988. The existing structure features 18-foot clear ceiling heights, two drive-in doors, limited dock functionality, and an asphalt parking lot with approximately 89 spaces. While the building has served prior users, its physical characteristics, site layout, and building systems no longer align with the requirements of modern industrial, logistics, or light manufacturing users. CHI is under contract to acquire the property from the current owner, Felsomat USA, and intends to demolish all existing improvements to allow for comprehensive redevelopment.

Proposed Development Program

CHI proposes the development of a 116,425 square-foot speculative Class A office/warehouse facility, designed to meet current institutional standards and accommodate a range of modern industrial tenants. Construction is anticipated to commence in August 2026, with substantial completion targeted for June 2027.

The building is designed to be divisible to approximately 30,000 square feet, allowing for either a single full-building user or up to two tenants. Two dedicated office entries are located along the building's most visible frontage facing Interstate 90, enhancing the building's architectural presence. An additional office bump-out near the truck court supports shipping operations and provides screening for loading activities.

WOODFIELD REGIONAL CENTER DESIGN GUIDELINES – COMPLIANCE SUMMARY

The proposed redevelopment complies with the Woodfield Regional Center ("WRC") Design Guidelines, demonstrating a coordinated approach to site planning, circulation, architectural design, and landscape treatment consistent with the Village's expectations for high-quality development within this gateway corridor.

Site Orientation

The building is oriented parallel to Plum Grove Road and Penny Lane, consistent with the WRC Design Guidelines, which emphasize alignment with adjacent streets to reinforce a cohesive streetscape. This orientation responds to Village guidance and aligns with surrounding development patterns.

While the site is influenced by the angular geometry of Interstate 90 and Wiley Road, the revised orientation establishes a clear street edge and strengthens the building's relationship to the existing surrounding buildings. Primary office entries and architectural features are oriented toward these frontages, supporting visibility and clear identity.

The site layout maintains efficient circulation and appropriate separation between access points, adjacent driveways, and intersections, supporting safe vehicle movements. Landscaping, including foundation plantings and perimeter treatments, reinforce the building edge, soften the façade, and enhance continuity along Plum Grove Road and Penny Lane, consistent with WRC design principles.

Site Access, Circulation & Safety

Vehicular access is provided from Penny Ln. and Plum Grove Rd., with driveway locations meeting applicable spacing standards and maintaining appropriate separation from adjacent curb cuts and intersections. Clearly defined site approaches allow vehicles to enter and circulate efficiently without causing backups into the public right-of-way.

The internal circulation system intentionally minimizes commingling between truck traffic and employee or visitor vehicles, improving operational clarity and safety. Landscaping and signage provided will make main entrances easily identifiable.



Parking areas incorporate 26-foot drive aisles and landscaped islands to define circulation routes, reduce pavement impacts, and facilitate safe maneuvering. 108 vehicle car parking stalls are provided, in compliance with code requirements based on the total building size and 8,500 sq. ft. of anticipated tenant office space. ADA-compliant spaces are located near the primary building entrances, consistent with accessibility and convenience standards outlined in the WRC Guidelines.

Additionally, a traffic impact review letter is underway and will be included with any other required supplementary information by 06/29/2026.

Loading Areas

Truck docks are located at the rear of the building, away from the Interstate 90 frontage and separated from employee and visitor circulation. Building massing and a corner bump-out screen the majority of loading operations from public view and will reinforce a clean architectural edge along visible site frontages.

Landscape

Landscaping is an integral part of the design. A portion of the plant palette is composed of both native deciduous and evergreen species to provide year-round interest. Eleven-foot foundation planting areas are provided along the face of the building and will be designed to accent architectural features of the building and soften the façade. Landscaped parking islands with shade trees improve site aesthetics. Lastly, as mentioned previously, an emphasis has been applied to establishing visual continuity along the property's street frontages.

Utilities, Stormwater & Supporting Infrastructure

The proposed plan includes onsite stormwater detention, consolidated to the east side of the site per Staff comments. Stormwater design is subject to coordination with the Metropolitan Water Reclamation District ("MWRD"). The Applicant met with MWRD on 05/21/2026 and received formal determination that the site is eligible for offsite detention. A LiDAR survey of existing stormwater detention facilities has confirmed there is available capacity. The Applicant is working with the Village Engineer and MWRD to locate a maintenance and monitoring plan.

Fire hydrant locations, truck turning templates, and utility layouts are shown on Civil plans included in this submittal. Trash and service functions will be tenant-specific. A potential future trash location is shown on plans, with potential future construction anticipated during tenant build-out rather than as part of the initial shell development. Any conflict between the trash enclosure and truck dock activities will be mitigated.

Building Design

The building architecture reflects its industrial use while incorporating high-quality materials, articulated façades, and fenestration at office areas and prominent elevations, including those facing Interstate 90. Insulated precast concrete panels will be complemented by storefront glazing and punched window openings to reduce perceived building mass and create visual interest. Exterior materials and finishes utilize a neutral color palette, consistent with the WRC Guidelines' preference for restrained, durable design.





Above: Office entrance and building façade at Veterans Point in Bolingbrook, IL.

In addition to the above, the building will feature 32' clear ceiling heights (42' max height at exterior of building), an ESFR fire protection system, LED interior and exterior lighting, and a ballasted 60 mil TPO roofing system.

EMPLOYMENT & COMMUNITY IMPACT

Construction of the proposed redevelopment is expected to generate the equivalent of approximately 30 full-time construction jobs over a 10-month period. At full occupancy, the completed building is projected to support approximately 30 full-time employees, with the capacity to accommodate additional employment should future tenant operations require it.

The building is targeted toward light manufacturing, light assembly, and Chicago-based distribution users seeking modern, well-located industrial space with immediate access to regional transportation infrastructure, including Interstate 90 and O'Hare International Airport.

CONCLUSION

The proposed redevelopment of 1700 N Penny Ln. will replace an obsolete industrial facility with a modern, high-quality Class A development that enhances the functionality, appearance, and long-term viability of the site. The project reflects CHI's commitment to thoughtful planning, responsive design, and collaboration with the Village of Schaumburg to deliver a durable industrial asset that supports employment and economic vitality.

We look forward to your continued support as we progress through the entitlements phase of the project. Please feel free to reach out with any questions to Jordan Teichen (jteichen@crowholdings.com), Jack Rabenn (jrabenn@crowholdings.com) or Matt Kurucz (mkurucz@crowholdings.com).

Best regards,

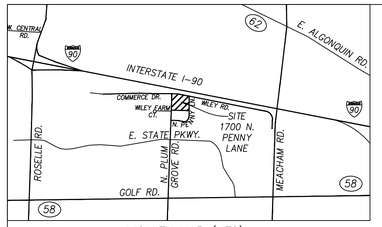


Matt Kurucz
Crow Holdings Industrial
Managing Director, Chicago

ALTA/NSPS LAND TITLE SURVEY

OF

LOTS 18, 19 AND 20 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, BEING A RESUBDIVISION OF PART OF OUT-LOT C IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTH EAST 1/4 OF SECTION 11, PART OF THE SOUTH WEST 1/4 OF SECTION 12, PART OF THE NORTH WEST 1/4 OF SECTION 13 AND PART OF THE NORTH EAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

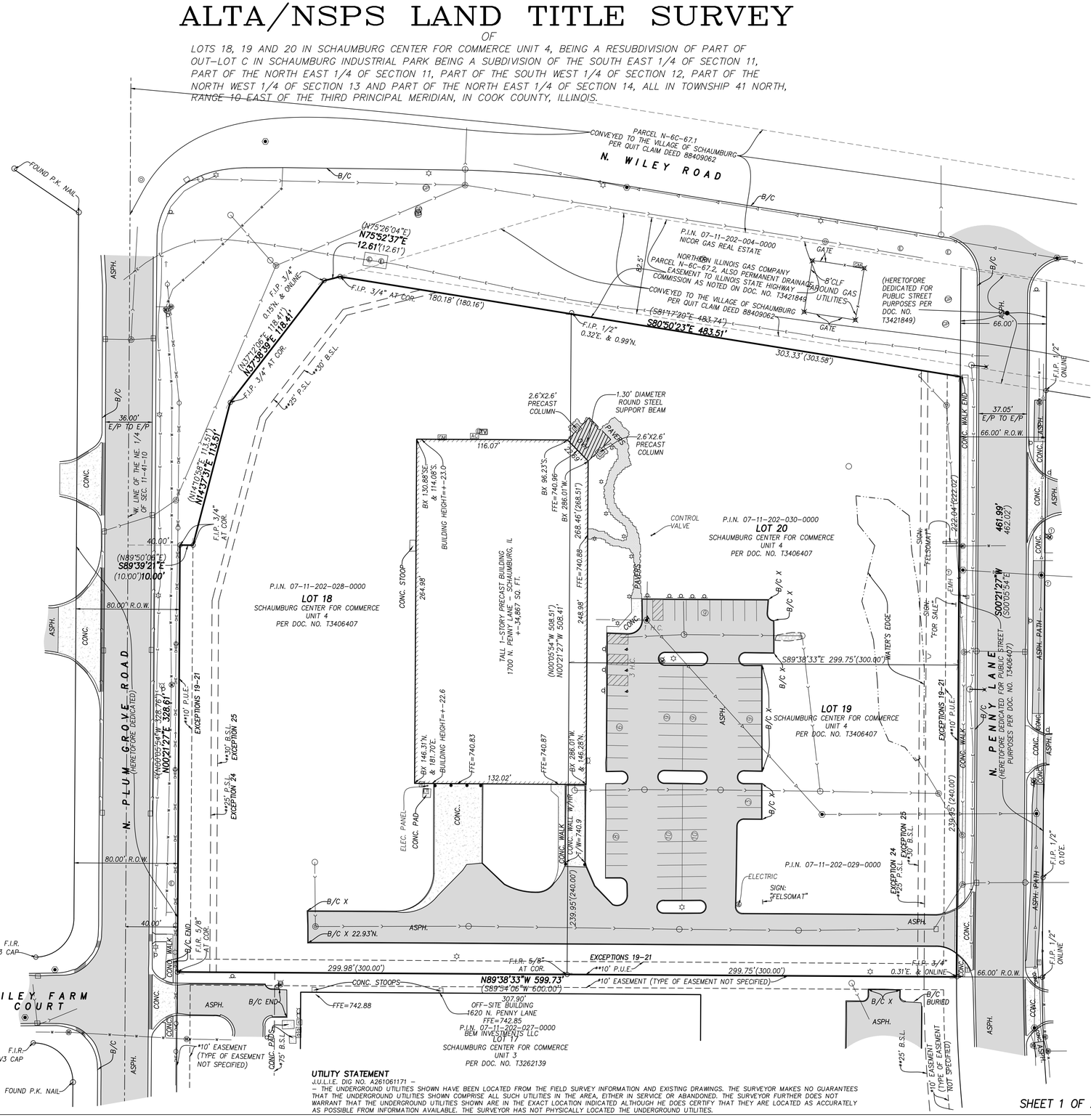


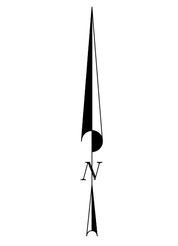
VICINITY MAP (NTS)

NOTES:
1. PER DOCUMENT NUMBER 2494044 DECLARATION OF PROTECTIVE COVENANTS:
ITEM 3. ON PAGE 3, NO STRUCTURES OR BUILDINGS SHALL BE LOCATED CLOSER THAN 10 FEET TO ANY SIDE SITE BUILDING LINE NOR CLOSER THAN 15 FEET TO ANY REAR PROPERTY LINE.
ITEM 10. ON PAGE 5, IMPROVEMENTS ON THE PROPERTY SHALL NOT EXCEED 45 FEET IN HEIGHT.

2. THE PLAT OF SUBDIVISION FILED AS DOCUMENT LR3406407 CONTAINS THE FOLLOWING: NOTE: OPEN CUTTING OF STREETS AFTER FINAL LIFT OF PAVING IS PROHIBITED.

3. PROVISIONS CONTAINED IN THE PLAT OF SUBDIVISION FILED AS DOCUMENT LR3406407 THAT NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THE EASEMENT AREAS, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.





BASIS OF BEARINGS:
NAD 1983 ILLINOIS STATE PLANE, EAST ZONE

SYMBOL LEGEND:

- Electric Meter
- Power Pole
- Power Pole w/ Transformer
- Sanitary Sewer Manhole
- Sign
- Manhole
- Telephone Pedestal
- Fire Hydrant
- Water Valve
- Water Valve Vault
- Drainage Structure Round
- Drainage Structure Square
- Storm Sewer Manhole
- Bollard/Post
- Telephone Manhole
- Light Pole
- Light Pole (Mast Arm)
- Tree Deciduous
- Gas Post
- Handicap Parking Space
- Fence Corner/Post
- Gas Meter
- Air Conditioning Unit
- Electric Manhole
- Water Auto Sprinkler
- Landscape Light
- Cable TV Pedestal
- Electric Transformer

Asphalt | Concrete | Gravel/ Rip Rap | Brick Pavers

- Fence Line
- Concrete curb
- Depressed curb
- Sanitary Sewer
- Storm Sewer
- Underground Water Main
- Building Line
- Overhead Electric Line
- Underground Electric Line

ABBREVIATIONS:

SBM	DENOTES SITE BENCHMARK
(100.00')	DENOTES RECORD DIMENSIONS
100.00'	DENOTES MEASURED DIMENSIONS
DOC.	DENOTES DOCUMENT
NO.	DENOTES NUMBER
P.I.N.	DENOTES PARCEL INDEX NUMBER
SEC.	DENOTES SECTION
SQ. FT.	DENOTES SQUARE FEET
ASPH.	DENOTES ASPHALT
CONC.	DENOTES CONCRETE
E/P	DENOTES EDGE OF PAVEMENT
B/C	DENOTES BACK OF CURB
E/P X	DENOTES EDGE OF PAVEMENT CORNER
B/C X	DENOTES BACK OF CURB CORNER
RCP	DENOTES REINFORCED CONCRETE PIPE
N	DENOTES NORTH
S	DENOTES SOUTH
E	DENOTES EAST
W	DENOTES WEST
F.I.P.	DENOTES FOUND IRON PIPE
F.I.R.	DENOTES FOUND IRON ROD
T/W	DENOTES TOP OF WALL ELEVATION
FFE	DENOTES FINISHED FLOOR ELEVATION
INV.	DENOTES INVERT ELEVATION
I.	DENOTES INVERT
EMH	DENOTES ELECTRIC MANHOLE
H/R	DENOTES HAND RAIL
H.C.	DENOTES HANDICAP PARKING
ELEC.	DENOTES ELECTRIC
BX	DENOTES BUILDING CORNER
OVH	DENOTES OVERHANG
CLF	DENOTES CHAINLINK FENCE
B.S.L.	DENOTES BUILDING SETBACK LINE
P.S.L.	DENOTES PARKING SETBACK LINE
*	DENOTES PER DOCUMENT NUMBER T3262139
**	DENOTES PER DOCUMENT NUMBER T3406407
P.U.E.	DENOTES PUBLIC UTILITY EASEMENT

UTILITY STATEMENT
J.U.L.I.E. DIG NO. A261061171 –
– THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM THE FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

Survey No.:	H790		
Ordered By.:	ARCO/MURRAY		
Description:	ALTA/NSPS LAND TITLE SURVEY		
Date Prepared:	MAY 12, 2026		
Scale:	1" = 40'	Field Work:	TM
		Prepared By:	SC,CC

H:\H\H790\S\Dwg\ALTA\H790 ALTA SURVEY.dwg

ALTA/NSPS LAND TITLE SURVEY

OF

LOTS 18, 19 AND 20 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, BEING A RESUBDIVISION OF PART OF OUT-LOT C IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTH EAST 1/4 OF SECTION 11, PART OF THE SOUTH WEST 1/4 OF SECTION 12, PART OF THE NORTH WEST 1/4 OF SECTION 13 AND PART OF THE NORTH EAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CCHI2601817LI WITH A COMMITMENT DATE OF APRIL 01, 2026

SCHEDULE B, PART II – EXCEPTIONS

14. LETTER FROM DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS ATTACHED TO PLAT OF SUBDIVISION RECORDED AS DOCUMENT 20866510 AND FILED AS DOCUMENT LR 2455597 AND FROM THE ILLINOIS DEPARTMENT OF TRANSPORTATION FILED AS DOCUMENTS LR3224845 AND LR3224846 AND ATTACHED TO THE PLATS OF RESUBDIVISION, FILED AS DOCUMENT LR 3406407, WHICH STATES THAT PORTIONS OF THE LAND WILL BE SUBJECT TO FLOOD RISKS.
(AFFECTS PROPERTY, NOT PLOTTABLE)

15. DECLARATION OF PROTECTIVE COVENANTS MADE BY STATE MUTUAL LIFE INSURANCE COMPANY OF AMERICA, A CORPORATION OF MASSACHUSETTS, FILED MARCH 5, 1970 AS DOCUMENT LR 2494044 RELATING TO TRADE OR ACTIVITY ALLOWED, LOCATION OF STRUCTURE OR BUILDINGS ON THE LAND, LANDSCAPING STORAGE AREA, SIGNS, FENCE WALLS, TYPE OF BUILDING, IMPROVEMENT OR ALTERATION TO BUILDINGS, HEIGHT OF IMPROVEMENTS, LOCATION OFDOWNSPOUTS, TYPE OF BUILDING MATERIAL AND LOCATION OF LOADING DOCKS. AMENDMENT TO SAID DECLARATION FILED AS DOCUMENT LR2708741,
(DOCUMENT NUMBER 2494044 AFFECTS PROPERTY, NOT PLOTTABLE)
(DOCUMENT NUMBER 270871, THE DESCRIPTION OF THE DESCRIBED REAL ESTATE IS NOT ON THIS PROPERTY).

16. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS FOR SCHAUMBURG CENTER FOR COMMERCE MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENTS DATED APRIL 30, 1980 AND DECEMBER 1, 1980 AND MAY 1, 1981 AND KNOWN AS TRUST NOS. 102677, 103602 AND 103946 RELATING TO MAINTENANCE OF EACH LOT, RESTORATION AND IMPROVEMENTS, LANDSCAPING, UNLAWFUL ACTIVITY, TEMPORARY STRUCTURES, AND POLLUTION, FILED MARCH 4, 1982 AS DOCUMENT LR3252022.
(AFFECTS PROPERTY, NOT PLOTTABLE)

17. PROVISIONS CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR SCHAUMBURG CENTER FOR COMMERCE MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENTS DATED APRIL 30, 1980, DECEMBER 1, 1980 AND MAY 1, 1981 AND KNOWN AS TRUST NOS. 102677, 103602 AND 103946 FILED MARCH 4, 1982 AS DOCUMENT LR3252022 WHEREBY EACH OWNER COVENANTS AND AGREES TO PAY THE ASSOCIATION; (1) ANNUAL ASSESSMENTS OR CHARGES (2) AND SPECIAL ASSESSMENTS TOGETHER WITH INTEREST, COSTS AND REASONABLE ATTORNEY FEES THEREON AND SHALL BE A CHARGE ON THE LAND AND SHALL BE A CONTINUING LIEN UPON THE PROPERTY AGAINST WHICH EACH ASSESSMENT IS MADE, FURTHER PROVIDES THAT THE LIEN OF THE ASSESSMTNS SHALL BE SUBORDINATE TO THE LIEN OF ANY MORTGAGE.
(AFFECTS PROPERTY, NOT PLOTTABLE)

18. SATISFACTORY EVIDENCE MUST BE FURNISHED FROM THE SECRETARY OR OTHER DULY QUALIFIED OFFICER OF THE ASSOCIATION SHOWING THAT ALL ASSESSMENTS AND FEES, INCLUDING SPECIAL ASSESSMENTS OR PAYMENTS DUE TO OTHERS, SUCH AS MASTER ASSOCIATIONS, ARE PAID IN FULL THROUGH THE DATE OF CLOSING.
(NOT SURVEY RELATED)

19. PUBLIC UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION FILED NOVEMBER 21, 1984 AS DOCUMENT LR3406407 OVER THE WEST 10 FEET AND SOUTH 10 FEET OF LOT 18; THE SOUTH 10 FEET AND THE EAST 10 FEET OF LOT 19; THE EAST 10 FEET OF LOT 20.
(PLOTTED ON SURVEY)

20. PUBLIC UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION FILED NOVEMBER 21, 1984 AS DOCUMENT LR3406407 OVER THE WEST 10 FEET AND SOUTH 10 FEET OF LOT 18; THE SOUTH 10 FEET AND THE EAST 10 FEET OF LOT 19; THE EAST 10 FEET OF LOT 20.
(PLOTTED ON SURVEY)

21. EASEMENT IN FAVOR OF CABLENET OF ILLINOIS, INCORPORATED, AND THE VILLAGE OF SCHAUMBURG, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS AND CABLES, SEWER AND WATER MAINS WITH ALL NECESSARY MANHOLES, PHONE, ELECTRIC, SEWER, GAS AND WATER SERVICE, THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID CONDUITS, CABLES, MANHOLES, WATER VALVES AND OTHER EQUIPMENT, TOGETHER WITH THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT, AND ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD, AS SHOWN ON THE PLAT OF SUBDIVISION FILED NOVEMBER 21, 1984 AS DOCUMENT LR3406407, OVER THE WEST 10 FEET AND THE SOUTH 10 FEET OF LOT 18; THE SOUTH 10 FEET AND THE EAST 10 FEET OF LOT 19; THE EAST 10 FEET OF LOT 20.
(PLOTTED ON SURVEY)

22. THE PLAT OF SUBDIVISION FILED AS DOCUMENT LR3406407 CONTAINS THE FOLLOWING: NOTE: OPEN CUTTING OF STREETS AFTER FINAL LIFT OF PAVING IS PROHIBITED.
(AFFECTS PROPERTY, NOT PLOTTABLE)

23. PROVISIONS CONTAINED IN THE PLAT OF SUBDIVISION FILED AS DOCUMENT LR3406407 THAT NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THE EASEMENT AREAS, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.
(AFFECTS PROPERTY, NOT PLOTTABLE)

24. A 25 FOOT PARKING SETBACK LINE AS SHOWN ON THE PLAT OF SUBDIVISION FILED NOVEMBER 21, 1984 AS DOCUMENT LR3406407 OVER THE WESTERLY LINE OF LOT 18; THE EAST LINE OF LOT 19; THE EAST LINE OF LOT 20.
(PLOTTED ON SURVEY)

25. A 30 FOOT BUILDING SETBACK LINE AS SHOWN ON THE PLAT OF SUBDIVISION FILED NOVEMBER 21, 1984 AS DOCUMENT LR3406407 OVER THE WESTERLY LINE OF LOT 18; THE EAST LINE OF LOT 19; THE EAST LINE OF LOT 20.
(PLOTTED ON SURVEY)

26. DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION FILED NOVEMBER 21, 1984 AS DOCUMENT LR3406407 OVER A PORTION OF THE EAST 10 FEET OF LOT 18; THE NORTH 5 FEET OF LOT 19; THE SOUTH 5 FEET OF LOT 20.
(THIS EASEMENT WAS VACATED PER DOCUMENT NUMBER 88366637.

TABLE A ITEMS:

ITEM 1.) 5/8" X 24" IRON REBARS WITH YELLOW CAPS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

ITEM 2.) 1700 N. PENNY LANE, SCHAUMBURG, IL

ITEM 3.) ACCORDING TO A SCALED INTERPRETATION OF A FLOOD INSURANCE RATE MAP (FIRM), COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL 191 OF 832, MAP NUMBER 17031C0191J, WITH A MAP REVISED DATE OF AUGUST 19, 2008, THIS IS LOCATED IN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ITEM 4.) AREA OF SUBJECT PROPERTY = 293,808 SQ. FT. OR 6.745 ACRES

ITEM 7a., b. c.) FOR BUILDING INFORMATION PLEASE SEE SURVEY.

ITEM 8.) FOR DETAIL OF IMPROVEMENTS AND FEATURES PLEASE SEE SURVEY.

ITEM 9.) 4 HANDICAP PARKING STALLS
73 REGULAR PARKING STALLS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: CHI/ACQUISITIONS, L.P.; FELSOMAT HOLDING USA, INC., A DELAWARE CORPORATION AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b1, 7C, 8 AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 05, 2026.

DATED THIS 5th DAY OF MAY IN THE YEAR 2026.

C A R L J C O O K
35-003543
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

_____

Carl J. Cook
Illinois Professional Land Surveyor No. 35-003543
Jacob & Hefner Associates, Inc.
www.jacobandhefner.com
ccook@jhainc.com
My License Expires November 30, 2026

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

Survey No.:	H790		
Ordered By.:	ARCO/MURRAY		
Description:	ALTA/NSPS LAND TITLE SURVEY		
Date Prepared:	MAY 12, 2026		
Scale:	1" = 40'	Field Work:	TM
		Prepared By:	SC,CC

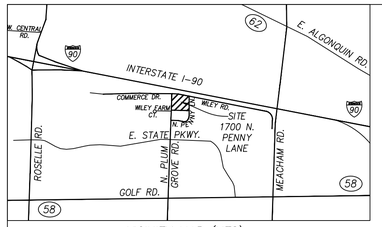
SHEET 2 OF 2

H:\H790\DWG\ALTA\H790 ALTA SURVEY.dwg

PLAT OF CONSOLIDATION
SCHAUMBURG CENTER FOR COMMERCE UNIT 4

OF

LOTS 18, 19 AND 20 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, BEING A RESUBDIVISION OF PART OF OUT-LOT C IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTH EAST 1/4 OF SECTION 11, PART OF THE SOUTH WEST 1/4 OF SECTION 12, PART OF THE NORTH WEST 1/4 OF SECTION 13 AND PART OF THE NORTH EAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VICINITY MAP (NTS)

NOTES:
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ITEM 3. ON PAGE 3, NO STRUCTURES OR BUILDINGS SHALL BE LOCATED CLOSER THAN 10 FEET TO ANY SIDE SITE BUILDING LINE NOR CLOSER THAN 15 FEET TO ANY REAR PROPERTY LINE.
ITEM 10. ON PAGE 5, IMPROVEMENTS ON THE PROPERTY SHALL NOT EXCEED 45 FEET IN HEIGHT. SETBACKS ARE DERIVED FROM 2494044 DECLARATION OF PROTECTIVE COVENANTS.

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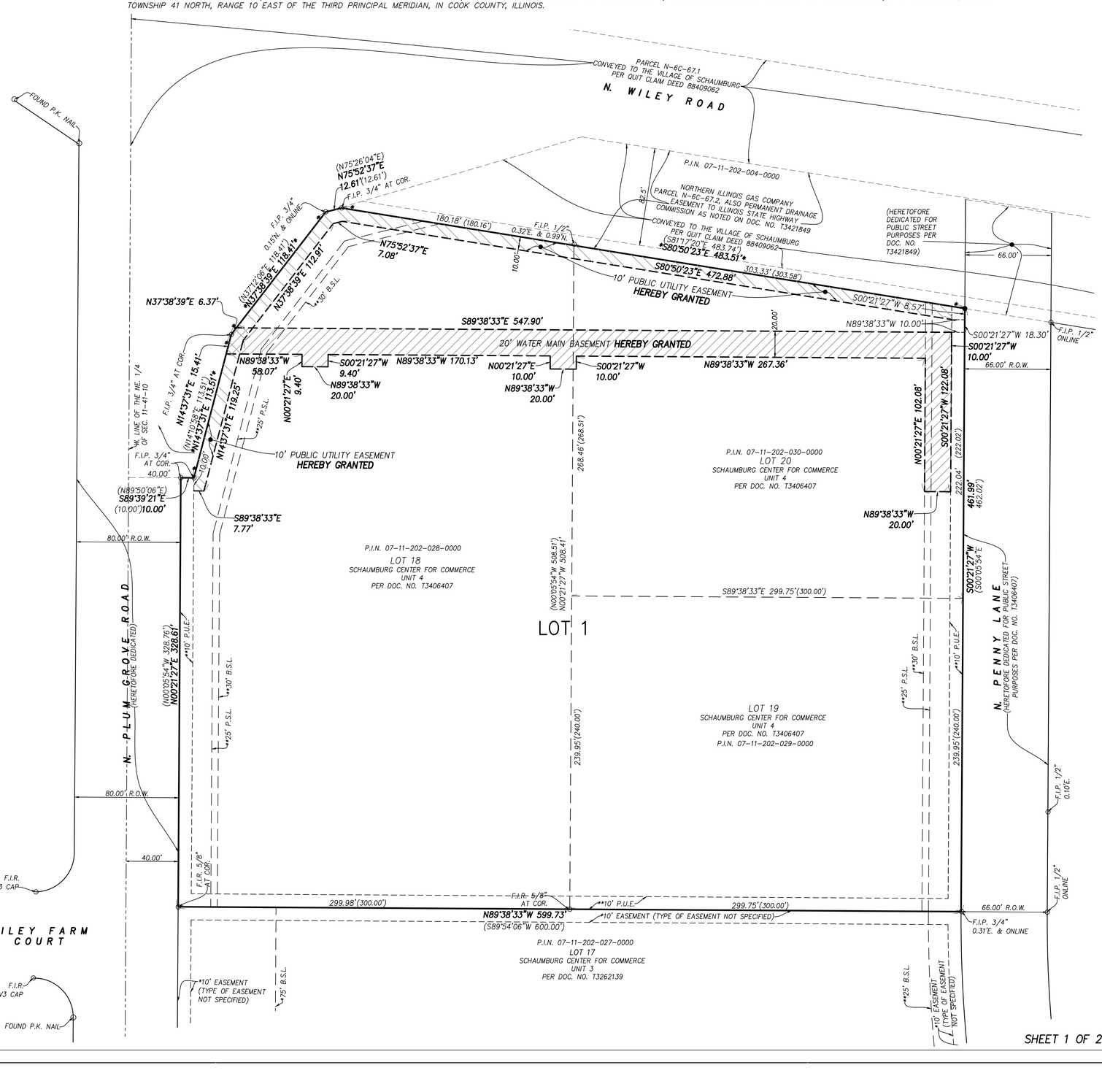
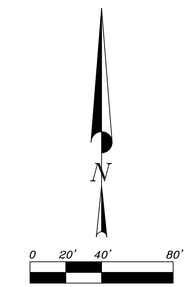
AREA OF LOT 1 = 293,808 SQ. FT.
OR 6.745 ACRES





Scale 1" = 40'

BASIS OF BEARINGS:
NAD 1983 ILLINOIS STATE PLANE, EAST ZONE

● SET 5/8"X24" IRON REBAR WITH YELLOW CAP AT CORNER

ABBREVIATIONS:

(100.00')	DENOTES RECORD DIMENSIONS
100.00'	DENOTES MEASURED DIMENSIONS
DOC.	DENOTES DOCUMENT
NO.	DENOTES NUMBER
P.I.N.	DENOTES PARCEL INDEX NUMBER
SEC.	DENOTES SECTION
SQ. FT.	DENOTES SQUARE FEET
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E	DENOTES EAST
W	DENOTES WEST
F.I.P.	DENOTES FOUND IRON PIPE
F.I.R.	DENOTES FOUND IRON ROD
B.S.L.	DENOTES BUILDING SETBACK LINE
P.S.L.	DENOTES PARKING SETBACK LINE
*	DENOTES PER DOCUMENT NUMBER T3262139
**	DENOTES PER DOCUMENT NUMBER T3406407
P.U.E.	DENOTES PUBLIC UTILITY EASEMENT

EASEMENT CROSS HATCH LEGEND

20' WATER MAIN EASEMENT HEREBY GRANTED

10' PUBLIC UTILITY EASEMENT HEREBY GRANTED

MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193

SEND TAX BILL TO:

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

REVISED 08-10-26

Survey No.:	H790		
Ordered By.:	ARCO MURRAY		
Description:	PLAT OF CONSOLIDATION		
Date Prepared:	JULY 18, 2026		
Scale:	1" = 40'	Field Work:	TM
		Prepared By:	SC,CC

H:\H790\S\Dwg\Plat of Consolidation\H790 Plat of Consolidation.dwg

SHEET 1 OF 2

P.I.N. 07-11-202-028-0000 (AS TO UNDERLYING LOT 18)
P.I.N. 07-11-202-029-0000 (AS TO UNDERLYING LOT 19)
P.I.N. 07-11-202-030-0000 (AS TO UNDERLYING LOT 20)

PLAT OF CONSOLIDATION
SCHAUMBURG CENTER FOR COMMERCE UNIT 4

OF

LOTS 18, 19 AND 20 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, BEING A RESUBDIVISION OF PART OF OUT-LOT C IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTH EAST 1/4 OF SECTION 11, PART OF THE SOUTH WEST 1/4 OF SECTION 12, PART OF THE NORTH WEST 1/4 OF SECTION 13 AND PART OF THE NORTH EAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS

THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND RECORDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN WHICH THE TRACT OF LAND LIES, IS IN THE FOLLOWING SCHOOL DISTRICT(S):

SCHAUMBURG SCHOOL DISTRICT 54
524 E. SCHAUMBURG RD.
SCHAUMBURG, IL 60194
847-357-5000

TOWNSHIP HSD 211 IL SCHOOL DISTRICT
1750 S. ROSELLE RD.
PALATINE, IL 60067
847-755-6600

DATED AT _____, _____ COUNTY, ILLINOIS,

THIS _____ DAY OF _____, IN THE YEAR 20__.

OWNER ADDRESS:

_____ _____
OWNER PRINTED NAME

_____ _____
OWNER SIGNATURE

_____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I HEREBY CERTIFY THAT THE PERSON('S)/CORPORATION('S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNER('S). GIVEN UNDER MY HAND AND NOTARY SEAL

THIS _____ DAY OF _____ IN THE YEAR 20__.

_____
(NOTARY PUBLIC) (COMMISSION EXPIRES)

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THE UNDERSIGNED HEREBY CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT SUCH SURFACE WATER DRAINAGE WILL NOT BE CHANGED WITHOUT ADEQUATE PROVISION BEING MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF THE ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ , A.D. 20__.

_____
ENGINEER

_____
OWNER OR ATTORNEY

VILLAGE CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF SCHAUMBURG.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

ON _____
(DATED)

_____
CHAIRMAN

_____
SECRETARY

APPROVED BY THE VILLAGE BOARD AT A MEETING HELD

ON _____
(DATED)

_____
VILLAGE PRESIDENT

_____
VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, CARL J. COOK, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-003543, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, THEREOF, I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 18, 19 AND 20 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, BEING A RESUBDIVISION OF PART OF OUT-LOT C IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTH EAST 1/4 OF SECTION 11, PART OF THE SOUTH WEST 1/4 OF SECTION 12, PART OF THE NORTH WEST 1/4 OF SECTION 13 AND PART OF THE NORTH EAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS SUBDIVISION IS WITHIN THE VILLAGE OF SCHAUMBURG WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

ACCORDING TO A SCALED INTERPRETATION OF A FLOOD INSURANCE RATE MAP (FIRM), COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL 191 OF 832, MAP NUMBER 17031C0191J, WITH A MAP REVISED DATE OF AUGUST 19, 2008, THIS IS LOCATED IN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DATED THIS 5TH DAY OF MAY IN THE YEAR 2026.

BY: _____

CARL J. COOK, PLS
JACOB & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003543
JACOBANDHEFNER.COM
CCOOK@JACOBANDHEFNER.COM
MY LICENSE EXPIRES NOVEMBER 30, 2026

CARL J. COOK 35-003543 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS DOWNERS GROVE

PUBLIC WATER MAIN EASEMENT PROVISIONS

PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND WATER MAIN IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS (PUBLIC WATER MAIN EASEMENT)) FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS, EGRESS ON THIS PLAT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER GRANTEES' FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH OTHER PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY THE VILLAGE. NO PERMANENT BUILDINGS AND OTHER STRUCTURES, EXCEPT FOR BIKE PATHS AND FENCES, ARE TO BE ERECTED OR MAINTAINED UPON SAID PERMANENT EASEMENT.

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

REVISED 08-10-26

Survey No.:	H790		
Ordered By.:	ARCO MUURRAY		
Description:	PLAT OF CONSOLIDATION		
Date Prepared:	JULY 18, 2026		
Scale:	1" = 40'	Field Work:	TM,MR
		Prepared By:	SC,CC

H:\H\H790\S\Dwg\Plat of Consolidation\H790 Plat of Consolidation.dwg

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa / 1120 S. Springinsguth Road
08/25/26
Village Board

Presenter: Ian Salzman, AICP, Associate Planner
Lead Department: Community Development

Executive Summary:

Case Title
Z2605-06 / Pretty Paws Pet Spa / 1120 S. Springinsguth Road / Special Use for a Dog Grooming Facility

Hearing Date
August 12, 2026

Summary
The petitioner requests approval of a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa to be located at 1120 S. Springinsguth Road.

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:
- Location Map
- Project Narrative
- Floor Plan
- Plat of Survey
- REDACTED Z2605-06 Pretty Paws Application_Redacted.pdf
- Z2605-06_Pretty_Paws PRG Report 8-12-26 ZBA.docx
- FINAL Z2605-06 Pretty Paws Pet Spa Mts 8-12-26.docx





Subject Property

Z2605-06

PRETTY PAWS PET SPA

Special Use for a Dog Grooming Facility

0 40 80
Feet

VILLAGE OF SCHAUMBURG

1120 S. SPRINGINSGUTH ROAD

Prepared By:
Village of Schaumburg
Community Development Department

Pretty Paws Pet Spa
Project Narravite

My pet grooming spa will provide professional grooming services designed to clean, style, and maintain the hygiene and overall health of pets, primarily dogs and cats. The facility will include a welcoming front lobby, a bathing area equipped with elevated tubs, grooming and drying tables, and secure holding kennels to ensure pets are safe and comfortable during their visit.

Services will range from basic baths and brush-outs to full grooming packages that include haircuts, nail trimming, ear cleaning, and gland expression. The goal of the business is to provide high-quality, affordable grooming services to the neighborhood's four-legged companions while creating a safe, caring, and stress-free environment for pets and their owners.

Initially, the spa will operate five days a week, Monday through Friday, from 8:30 a.m. to 4:00 p.m. As the business grows, operating hours will expand to include Saturdays, increasing availability for customers.

The business will begin as a sole proprietorship operated independently by the owner(myself). By the holiday season, the plan is to hire at least two employees to help meet customer demand. Long-term growth goals include expanding the team to a total of six employees, including the owner, allowing the spa to operate at full capacity and serve a larger client base.

Pretty Paws

25'2"

52'0"

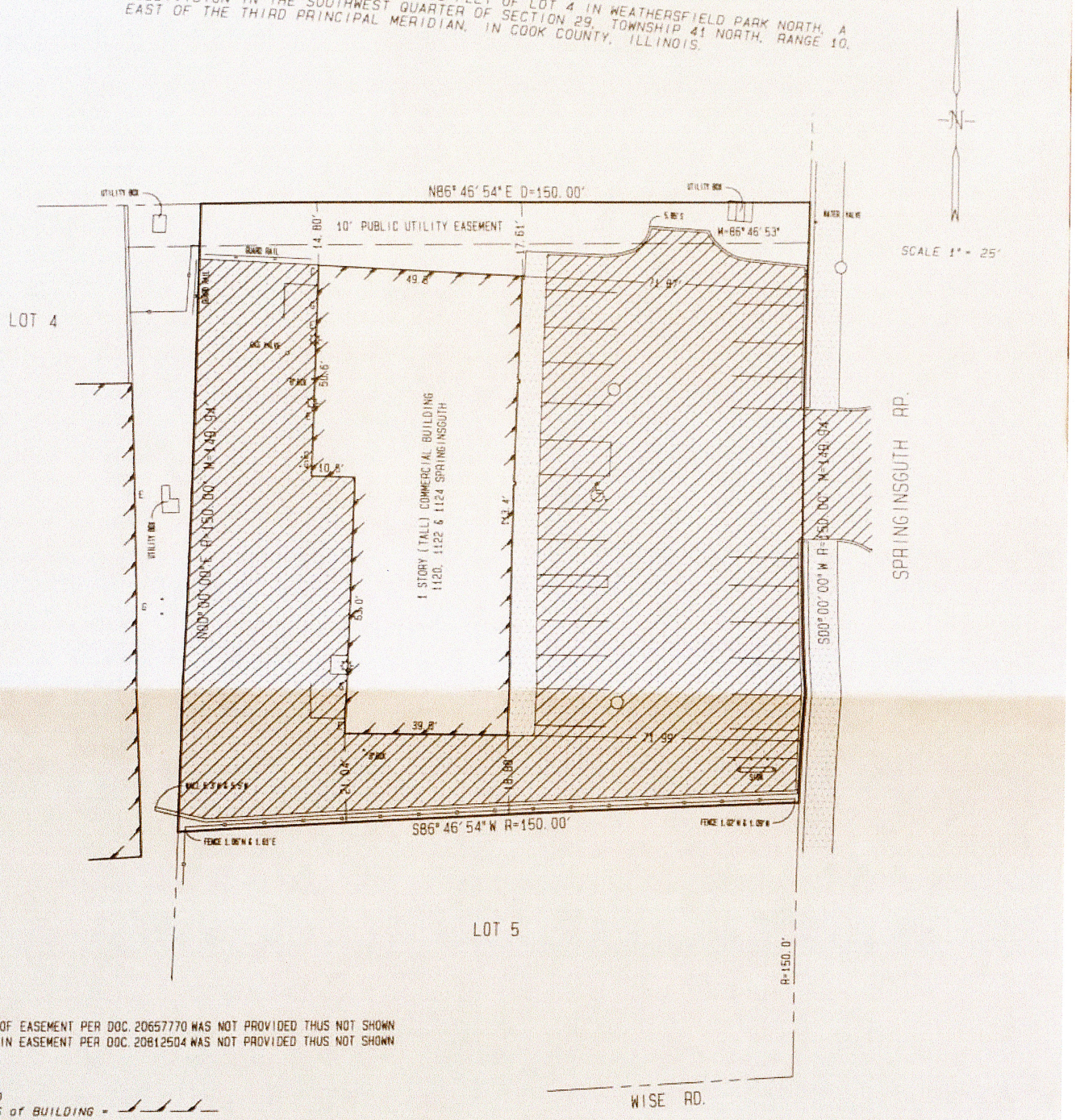


Z2605-06 JUL 10 '26

PLAT OF SURVEY

Order No. 1814634

THE EAST 150 FEET OF THE NORTH 150 FEET OF LOT 4 IN WEATHERSFIELD PARK NORTH, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE:
GRANT OF EASEMENT PER DOC. 20657770 WAS NOT PROVIDED THUS NOT SHOWN
GAS MAIN EASEMENT PER DOC. 20812504 WAS NOT PROVIDED THUS NOT SHOWN

LEGEND
LIMITS of BUILDING =
R = RECORD
M = MEASURED
D = DEED
C = CAMERA
E = ELECT. METER
G = GAS METER
● = FOUND IRON PIPE
○ = SET IRON PIPE
☼ = HYDRANT
☼ = LIGHT
CONCRETE =
PAVERS =
ASPHALT =

LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 835
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171
fax (841) 551-9193

STATE of ILLINOIS
S. S.
COUNTY of KANE

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDRY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: NOVEMBER 13, 2018.

COURTNEY W. GARRIS 2783 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WEST DUNDEE

LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2018.

THIS PLAT CONFORMES WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDRY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR 1120 SPRINGINSGUTH LLC AND BAYANA PROPERTIES INC.

Development Review Application

DEVR-26-35

Submitted On: May 21, 2026

Applicant

Shinli Taylor
[redacted]
[redacted]

Primary Location

1120 S SPRINGINSGUTH RD
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Ian Salzman

Z2605-06 / PRETTY PAWS PET SPA / 1120 S. Springinsguth Road / Special Use for a Dog Grooming Facility

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

None

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Ravi Patel

Property Owner Street Address

1120 s springinsguth

Property Owner City

Schaumburg

Property Owner State

IL

Property Owner Zip Code

60193

Property Owner Phone Number

[redacted]

Property Owner Email

--

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07293090110000

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

--

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

Pet grooming business

Project Staff

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS PREPARED BY: Ian Salzman, AICP
Associate Planner

HEARING DATE: August 12, 2026

DATE PREPARED: July 13, 2026 CASE NUMBER: Z2605-06

TITLE: PRETTY PAWS PET SPA / 1120 S. Springinsguth Road / Special Use for a Dog Grooming Facility

BACKGROUND INFORMATION

Petitioner:	Shin Li Taylor
Address of Petitioner:	1930 Warwick Ln Schaumburg, IL 60193
Status of Petitioner:	Business Owner
Owner of Parcel:	ARMHIT LLC (Hitesh Bhatt)
Address of Owner:	1120 S. Springinsguth Road Schaumburg, IL 60193
Existing Zoning:	B-2 General Business District
Existing Land Use:	General Commercial

Requested Actions:

- Special Use for an Animal Grooming Facility [Title 15, Chapter 154, Section 154.173(B) of the Zoning Ordinance]

ANALYSIS

Staff Discussion:



The petitioner requests approval of a special use for an Animal Grooming Facility for Pretty Paws Pet Spa, to be located at 1120 S. Springinsguth Road, within the 1120-1124 Springinsguth Road Center. The petitioner proposes a dog grooming business to clean, style, and maintain the hygiene and overall health of pets. The property is in the B-2 General Business District where special use approval is required for the proposed type of business. Pretty Paws Pet Spa offers a range of services, from basic baths and brush-outs to full grooming packages that include haircuts, nail

trimming, ear cleaning, and gland expression. No boarding, daycare, or overnight stays are offered at this location.

At the start of operations, the petitioner will be the sole employee of the business. By December 2026, the petitioner anticipates hiring at least two employees to help meet customer demand around the holidays. In the long term, the petitioner plans to expand the team to a total of six (6) employees, including the owner. The business will operate Monday to Friday from 8:30 AM to 4:00 PM. As the business grows, the petitioner plans to expand these hours to include Saturdays to increase availability for customers. At the start of operations, no more than eight (8) pets will be onsite at one time, including pets being groomed and those waiting for pickup, with that number increasing to a maximum of ten to twelve (10-12) pets as the business grows.

The proposed tenant space is approximately 1,309 square feet. The facility will include a front lobby, a bathing area equipped with two elevated tubs, grooming and drying tables, and secure holding kennels for pets during their visit. The petitioner will clean and sanitize the space with veterinary-grade disinfectants and cleaning products every 2-3 days or as needed to maintain a clean and sanitary environment. Any tools that come into contact with pets – including pet enclosures, grooming equipment, tubs, and tabletops – will be cleaned and disinfected after each dog. The tenant space will have three (3) trash bins that will be emptied and cleaned every 2-3 days, or more frequently as needed. The petitioner will dispose of garbage in the large dumpster located behind 1124 S. Springinsguth Road, which is shared with neighboring tenants.

The petitioner plans to add a dog waste station in the grassy area on the north side of the tenant space, which will provide waste disposal bags for customers. The waste receptacle will be emptied as needed to maintain cleanliness of the area. The dog waste station has been included as a condition of approval.

In the past, the Village Board has granted special use approval for similar animal grooming facilities throughout the Village. In October 1994, PetSmart was granted special use approval for a veterinary and grooming clinic (Case No. Z9408-03). In June 2013, Dog Training Now was granted special use approval for a Dog Grooming & Training Facility (Case No. Z1304-02). In July 2012, Groom Pet Grooming was granted special use approval for a dog grooming facility (Case No. Z1206-01). In July 2017, Bentley's Pet Stuff was granted special use approval for a dog grooming facility as an accessory to their retail component (Case No. Z1706-03). In February 2023, Comb & Collar Club was granted special use approval for a dog grooming facility (Case No. Z2301-04, Ordinance No. 23-015). In August 2023, Sobaken Grooming Studio was granted special use approval for a dog grooming facility (Case No. Z2307-01). In May 2025, Coat Care Canine received special use approval for a dog grooming facility (Case No. Z2504-06). Staff is supportive of the special use request.

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 animal grooming facility is in keeping with the village's Comprehensive Plan designation and zoning classification. The proposed use at this location is close to residential areas, making it convenient for those neighborhoods. Animal grooming services are desirable to serve household pets in the Schaumburg 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 animal grooming use is 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.

(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 animal grooming use will comply with the regulations and conditions of the Village Code for such use.

Zoning History:
1120-1124 Springinsguth Road Center was constructed in 1973. In 2018, Buddy's Vape & Smoke was granted a special use for a retail tobacco and smoke store at 1122 S. Springinsguth Road (Case No. Z1712-04). The subject tenant space was formerly a laundromat (Schaumburg Quick Wash), which vacated in 2023.

Surrounding Zoning and Land Uses:
North: R-6 Planned Unit Development (Weathersfield Subdivision, Unit 7)
South: B-2 General Business District / Commercial (BP Gas Station)
East: R-6 Residence (Weathersfield Subdivision, Unit 6)
West: B-2 General Business District / Commercial (Star Foods/India Kitchen, Salwan Trading Inc.)

Compatibility with Surrounding Land Uses:
The proposed dog grooming facility is compatible with the surrounding commercial retail and service uses.

Comprehensive Plan Designation:
The Village Comprehensive Plan designates the subject property for commercial and commercial/service uses. This designation is appropriate for a variety of commercial uses, including animal services.

Parking:
The parking calculation for the proposed and existing businesses in 1120-1124 Springinsguth Road Center is as follows:

USE	PARKING RATE	Required parking
Proposed Pretty Paws Pet Spa 1,309 sq. ft. GFA 1,178 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	5 spaces
Buddy's Schaumburg Place Inc. (DBA Buddy's Vape & Smoke) 1,300 sq. ft. GFA	4 spaces per 1,000 sq. ft. NFA	5 spaces

1,170 sq. ft. NFA		
Neighborhood Schaumburg Liquor Inc. Existing Hookah Lounge 2,400 sq. ft. GFA 2,160 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	9 spaces
Parking Required		**19 spaces**
Parking Provided		19 spaces

RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends approval of a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa, to be located at 1120 S. Springinsguth Road, Case No. Z605-02, subject to the following conditions:

1. 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.
2. Prior to the issuance of a certificate of occupancy, a dog waste station shall be installed near the exterior of the tenant's entrance. Dog waste bags shall be provided at the station.
3. The area around the dog waste station shall be checked at least once per day and any feces shall be removed.
4. The business must stay in substantial conformance with the submitted business narrative. Boarding and overnight stay of animals is not permitted.
5. The following plans shall be adopted as part of the governing ordinance:
    a. Business narrative, received by the Community Development Department on May 21, 2026.
    b. Proposed floor plan, received by the Community Development Department on July 10, 2026.

pc: Petitioner

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7pm.

ROLL CALL

Members Present:	Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar
Member(s) Absent:	Pat Riley

A quorum was present.

Also Present:

Sworn in for testimony:	Ian Salzman Associate Planner	Shin Li Taylor 1120 S. Springinsguth Road Schaumburg

Ms. Shin Li Taylor, Petitioner, stated that she would like to operate a pet-grooming facility where she will focus on providing safe, affordable and high-quality grooming services for dogs and cats. Her proposed services include full-service grooming, bath and brush appointments, nail trimming, ear cleaning, teeth brushing, de-shedding treatments, flea and tick treatments, de-skunking and cat grooming.

Chairman Raimondi asked the Recording Secretary if all of the proper public notices were completed and she said, yes.

Mr. Ian Salzman stated that the approximate 1,300 square-foot space was formerly a laundromat. There will be a front lobby, tubs for washing pets, tables for grooming and drying, as well as a row of holding kennels. The Petitioner hopes that by December 2026, she will be able to hire two employees. She anticipates accommodating eight pets onsite at one time. The proposed hours of operation are Monday – Friday, 8:30am – 4pm and on Saturdays as the business grows. A dog waste station consisting of a waste receptacle and bags will be located on the grassy east side of the building. One of the conditions in the Staff Report states that the outside front area must be checked for waste once per day to maintain cleanliness. Parking is sufficient. Mr. Salzman stated that Staff is supportive of the request and recommends approval, subject to the conditions in the PRG Report

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

Mr. Dolbeare suggested that Ms. Taylor consider checking the front of the business for dog waste twice per day at midday and at close, especially in the winter when it gets dark in the afternoon.

Ms. Veatch, Mr. Morreale, Ms. Errera and Mr. Bhagwakar had no questions.

Mr. Szurgot asked if there will be any activity in the rear of the building, and Ms. Taylor said she only anticipates parking her car there.

Mr. Mytych asked Ms. Taylor about her experience. Growing up, she frequented her grandmother's pet grooming facilities in downtown Chicago and in Barrington. It has been her passion to open her own animal grooming facility and feels she is ready now to operate her own business.

Chairman Raimondi stated that the proposed business is in a good residential location.

PUBLIC HEARING CLOSED
Mr. Morreale made a motion, seconded by Mr. Dolbeare to close the hearing.
All ayes **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Mr. Morreale, to recommend approval of a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa located at 1120 S. Springinsguth Road, Case No. Z2605-06 subject to the following conditions:

1. 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.
2. Prior to the issuance of a certificate of occupancy, a dog waste station shall be installed near the exterior of the tenant's entrance. Dog waste bags shall be provided at the station.
3. The area around the dog waste station shall be checked at least once per day and any feces shall be removed.
4. The business must stay in substantial conformance with the submitted business narrative. Boarding and overnight stay of animals is not permitted.
5. The following plans shall be adopted as part of the governing ordinance:
   a. Business narrative, received by the Community Development Department on May 21, 2026.
   b. Proposed floor plan, received by the Community Development Department on July 10, 2026.

MOTION CARRIED: vote: 8-0 with one member(s) absent

A poll was taken:
Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Absent
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, 8/25/26.

ADJOURNMENT

The meeting was adjourned at 7:10pm.

Ian Salzman, AICP, Associate 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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use for a Daycare Center for Ashford Academy / 22 Kristin Drive
08/25/26
Village Board

Presenter:
Lead Department: Community Development

Executive Summary:

Case Title
Z2607-01 / Ashford Academy / 22 Kristin Drive / Special Use for a Daycare Center

Hearing Date
August 12, 2026

Summary
The petitioner requests approval of a Special Use for a Daycare Center for Ashford Academy to be located at 22 Kristin Drive.

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:
- PRG Report
- Location Map
- Business Narrative
- Letter of Justification
- Property Owner Authorization Letter
- Floor Plans
- Plat of Survey
- Reciprocal Easement Agreement (July 9 2026)
- Reciprocal Easement Agreement (Document # 0702615054, January 24 2007)
- REDACTED Z2607-01 Ashford Application_Redacted.pdf
- FINAL Z2607-01 Ashford Academy Mts 8-12-26.docx

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Ian Salzman, AICP
Associate Planner

HEARING DATE: August 12, 2026

DATE PREPARED: August 5, 2026

CASE NUMBER: Z2607-01

TITLE: ASHFORD ACADEMY / 22 Kristin Drive / Special Use for a Daycare Center

BACKGROUND INFORMATION

Petitioner:	Amandeep Singh
Address of Petitioner:	37225 N. Twin Oaks Drive Lake Villa, IL 60046
Status of Petitioner:	Tenant
Owner of Parcel:	Red Arrow Investments, LLC
Address of Owner:	306-N West El Norte Parkway #4 Escondido, CA 92026
Existing Zoning:	R-6 Residential Planned Unit Development
Existing Land Use:	Vacant (Former Daycare Center)

Requested Actions:

- Special Use for a Daycare Center [Title 15, Chapter 154, Section 154.90.02 of the Zoning Ordinance]

ANALYSIS

Staff Discussion:

The petitioner requests Special Use Approval for a daycare facility for Ashford Academy proposed to be located at 22 Kristin Place, within the 21 Kristin Place Planned Unit Development (PUD). The petitioner is proposing to take over the vacant daycare space formerly used by Guidepost Montessori with minor changes to the floor plans. The building has housed daycare centers since 1987. The former tenant, Guidepost Montessori, operated in this space from September 2020 until they vacated in March 2025. The space measures 13,268 square feet and includes eight classrooms, an indoor activity/gross motor room, and an outdoor playground.



The daycare center has access to the playground on the neighboring property (21 Kristin Drive) through a license agreement. In exchange, the owner of 21 Kristin has access to the pool equipment and locker room area in the 22 Kristin building (labeled "Condo Association Area" in the floor plans.)

Ashford Academy will provide full-day childcare and early education services to children from six weeks through five years of age. The licensed capacity of the proposed daycare center will be 146 children under Department of Child and Family Services (DCFS) regulations. This includes 24 children in the infant program (6 weeks – 14 months), 30 in the toddler program (15-23 months), 32 in the twos program (24-36 months), and 60 in the preschool/pre-K program (3-5 years). The petitioner expects to have 25 to 30 employees at full capacity, in alignment with DCFS requirements for staff-to-child ratios. The daycare center will operate Monday through Friday, 6:30 AM to 6:00 PM. The petitioner plans to convert one of the existing indoor activity rooms into an additional classroom, upgrade the bathrooms to be ADA compliant, and install a secure vestibule inside the building at the entrance, with the rest of the existing floor plan remaining the same. As a note, the façade changes shown on the building elevations were made in 2020 and are existing.

The former occupant, Guidepost Montessori, was allowed to operate as a daycare under a 1987 Special Use approval (Ordinance No. 2823). According to Village records, Guidepost vacated the property in March 2025. Since it's been over a year since then, Ashford Academy cannot operate under that 1987 Special Use approval, according to Zoning Ordinance § 154.44(E)(2). Therefore, a new Special Use approval is required.

The R-6 Residential district does not allow daycare centers as a permitted or special use (§ 154.160.C.5). However, Ordinance No. 93-027 (Case No. Z9204-03) for the 21 Kristin Place PUD states: "Future non-residential uses of the one-story building located at 20-24 Kristin Drive shall be subject to review and approval through the Special Use process." This allows the proposed use to be reviewed by Zoning Board for Village Board approval.

Staff is supportive of the requested use as the daycare facility is compatible with surrounding residential uses.

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 daycare use is in keeping with the village's Comprehensive Plan designation and zoning classification. The proposed daycare use at this particular location is close to residential populations in the 21 Kristin Place PUD, making it 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 daycare use is the same as previous uses in this tenant space 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.

(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 daycare use will comply with the regulations and conditions specified in this chapter for such use.

Zoning History:
In 1969, the subject property, along with approximately 80 acres of surrounding land, was approved for a special use for a planned development and was rezoned from the R-6 Single-Family Residence District to the M-1 Manufacturing District (Ordinance No. 540). The ordinance envisioned a mix of "manufacturing, apartments, commercial and recreational facilities located on the southwest corner of Roselle Road and the Northern Illinois Toll Road."

In 1987, 22 Kristin Drive was approved for a Special Use for a Preschool for JMB Preschool in Ordinance No. 2823 (Case No. Z8704-04). At the time, this property was part of the B-2 PUD zoning district.

In 1993, the property, along with approximately 14 acres of surrounding land, was rezoned from M-1 with Special Use for a Planned Unit Development to R-6 PUD (Ordinance No. 93-027, Case No. Z9204-03). The ordinance also approved a variation to reduce the minimum size of a PUD from twenty acres to 14.2861 acres. The ordinance contained two conditions related to 22 Kristin Drive. First, it reaffirmed "all terms and conditions of Ordinance No 2823 granting a Special Use for a preschool located at 22 Kristin Drive." Second, it allowed future non-residential uses of the 22 Kristin Drive building to be reviewed and approved through the Special Use process.

In 1999, Village Board approved a site plan amendment for a 3,966 square foot building addition and an amendment to an existing Special Use for a Preschool so that Acarath Montessori School could operate their preschool/daycare activities in the new addition space (Ord. No. 99-028, Case No. Z9903-

06). Preschools and daycares were not allowed in the R-6 PUD district at that time, neither as a special use nor a permitted use, according to the 1995 Comprehensive Zoning Ordinance amendment (Ordinance No. 95-062, Case No. Z9503-03). Instead, they relied on the Planned Unit Development section of the 1995 Zoning Ordinance, which allowed ancillary commercial uses that are normally allowed in the B-1 and B-2 business districts to operate in residential PUDs, as long as the uses "are clearly secondary or intended to serve local commercial needs and are less than 20% of the PUD land area" (Article IX, Section 5.3-1). Since daycares were considered a special use in the B-1 and B-2 business districts at that time, this special use approval followed Zoning Code regulations.

Village Board approved site plan amendments for 21 Kristin Place PUD in 2002 (Ordinance No. 02-113, Case No. SP0205-01), in 2003 (Ordinance No. 03-134, Case. No. SP0306-01), and in 2004 (Ordinance No. 04-150, Case No. SP0405-01).

In 2020, Guidepost Montessori received a business license to operate as a preschool. They were allowed to operate as a daycare under the 1987 Special Use approval (Ordinance No. 2823). They vacated space in March 2025. Since the building was vacant for more than one year, the special use expired.

Surrounding Zoning and Land Uses:

North: R-6 PUD (Lake for 21 Kristin Place PUD)
South: R-6 PUD (21 Kristin Apartments, part of 21 Kristin Place PUD)
East: R-6 PUD (Lake for 21 Kristin Place PUD), B-3 Planned Office Business (Woodfield Business Center Two West)
West: R-6 PUD (Lake for 21 Kristin Place PUD)

Compatibility with Surrounding Land Uses:

The adjacent properties are utilized for single-family and multi-family residential uses. Other nonadjacent properties in the vicinity located on the east side of Roselle Road are zoned for office, commercial, and light manufacturing uses. Staff believes that the proposed use will generally be compatible with the residential and other uses and will not have any negative effects on the adjacent tenants, especially because the property has operated as a daycare center for nearly four decades.

Comprehensive Plan Designation:

The subject location is designated as Community Commercial in the Village's Comprehensive Plan. Community commercial uses provide for the everyday needs of Schaumburg residents and include uses like restaurants, gas stations, and daycare centers. The proposed daycare use will support the adjacent residential areas and offices and is appropriate given the property's Comprehensive Plan designation.

Parking:

Parking for the Subject Property is calculated as follows:

Use / Square Footage	Parking Rate	Required Parking
Proposed Ashford Academy Daycare Center (1035 Woodfield Road)		

13,268 sq ft GFA 11,941 sq ft NFA	4 spaces per 1,000 sq ft of NFA.	48 spaces
Total Parking Required		**48 spaces**
Total Parking Provided on subject property		**31 spaces**
Total Parking Provided on adjacent property through Easement		**64 spaces**
Total Parking Surplus		**47 spaces**

Hours of operation are Monday through Friday 6:30 AM to 6:00 PM. The center will be closed on weekends.

Ashford Academy will manage traffic and parking through organized parent drop-off and pick-up procedures using the property's existing parking and circulation areas. Family arrival and departure times are naturally staggered throughout the morning and evening, which helps reduce traffic congestion. The center will provide staff supervision and clear procedures for parents to support safe and efficient drop-off and pick-up. If traffic issues arise, the petitioner will install short-term parking signs for drop-off and pickup, subject to Staff's approval of an administrative amendment for short-term parking signs. The property's existing design, parking availability, and prior childcare use make it suitable for continued childcare operations.

The subject property currently has 31 spaces, and 48 spaces are required for the daycare center use in the building. The parking lot on the property immediately to the west, 21 Kristin Drive, has 46 spaces. The 21 Kristin parcel has a reciprocal easement agreement in which the "employees, licensees, guests, invitees, agents and tenants" of the daycare center at 22 Kristin may park their cars in any parking space in the 46-space parking lot (Document # 0702615054, recorded on January 26, 2007). With this easement, 22 Kristin Drive has a 47-space parking surplus, which will provide sufficient parking for daycare center activities. Tenants of 21 Kristin Apartments will have the right to park at 22 Kristin Drive before 6:00 AM and after 7:00 PM on weekdays and during weekends, with the exception of weekends for which Ashford Academy or the property owner have special events.

Planning Comments:

1. The proposed Ashford Academy daycare center shall remain in substantial conformance with the adopted business narrative.
2. All terms and conditions of Ordinance No. 2823 and 93-027, or other ordinances not specifically revised herein are hereby reaffirmed by reference.

Building Comments:

The Building Division's comments are included in the conditions of approval (Condition No. 6).

Health Comments:

1. The floor plans for the daycare have been accepted as preliminary by the Environmental Health Division. The tenant will receive more detailed comments during the occupancy permit process.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends **approval** of a Special Use for a Daycare Center for Ashford Academy, proposed to be located at 22 Kristin Drive, Case No. Z2607-01, subject to the following conditions:

1. 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.
2. A sign permit shall be required for all wall signs, ground signs, and any other signs requiring permit review as listed in § 155.125 prior to installation. Prior to issuance of a sign permit, the petitioner shall submit a sign plan to the Village for review and approval.
3. An administrative amendment shall be required for any short-term parking signs prior to installation. Prior to issuance of an administrative amendment, the petitioner shall submit a sign plan and site plan to the Planning Division for review and approval.
4. The Special Use shall be substantially in accord with the Business Narrative received by the Community Development Department on June 29, 2026.
5. All terms and conditions of Ordinance No. 2823 and 93-027, or other ordinances not specifically revised herein are hereby reaffirmed by reference.
6. Prior to the issuance of a building permit, the petitioner shall submit revised drawings and/or clarifications to the Director of Community Development which illustrate the following:
    1. No occupancy classification is indicated on the submitted drawings. Revise the plans to identify the occupancy classification. Day care facilities shall be classified as either Group E or Group I-4, as applicable, in accordance with 2021 IBC Sections 308.5 and 308.5.1. Provide sufficient information to verify the correct occupancy classification.
    2. No construction type is indicated on the submitted drawings. Revise the plans to identify the building construction type in accordance with 2021 IBC Chapter 6.
    3. The submitted drawings do not indicate whether the building is equipped with an automatic fire sprinkler system. Revise the plans to identify the fire sprinkler status of the building, including whether the system is not to be provided, is existing, or is proposed as part of this project. Provide sufficient information to verify compliance with 2021 IBC Section 901 and Village Ordinances.
    4. No occupant load calculations have been provided on the submitted drawings. Revise the plans to include occupant load calculations for all applicable areas in accordance with 2021 IBC Section 1004.5. Provide sufficient information to verify compliance with applicable egress and occupancy requirements.
    5. Plumbing Fixture Counts - Daycare: Minimum plumbing fixture counts in Illinois are typically determined in accordance with Illinois Plumbing Code, Part 890, Appendix A, Table B. However, for child daycare facilities, the fixture requirements for children established by the State of Illinois Department of Children and Family Services (DCFS) Licensing Standards for Day Care Centers (89 Ill. Adm. Code Part 407) typically exceed the fixture requirements

determined by Appendix A, Table B. Therefore, DCFS requirements will generally govern the required number of children's plumbing fixtures.

Fixture requirements for adults and employees shall be determined in accordance with Illinois Plumbing Code, Appendix A, Table B, specifically under the category "All Facilities for Employee Use."

Provide plumbing fixture calculations demonstrating compliance with both requirements and size the required fixture counts based on the more restrictive applicable criteria.

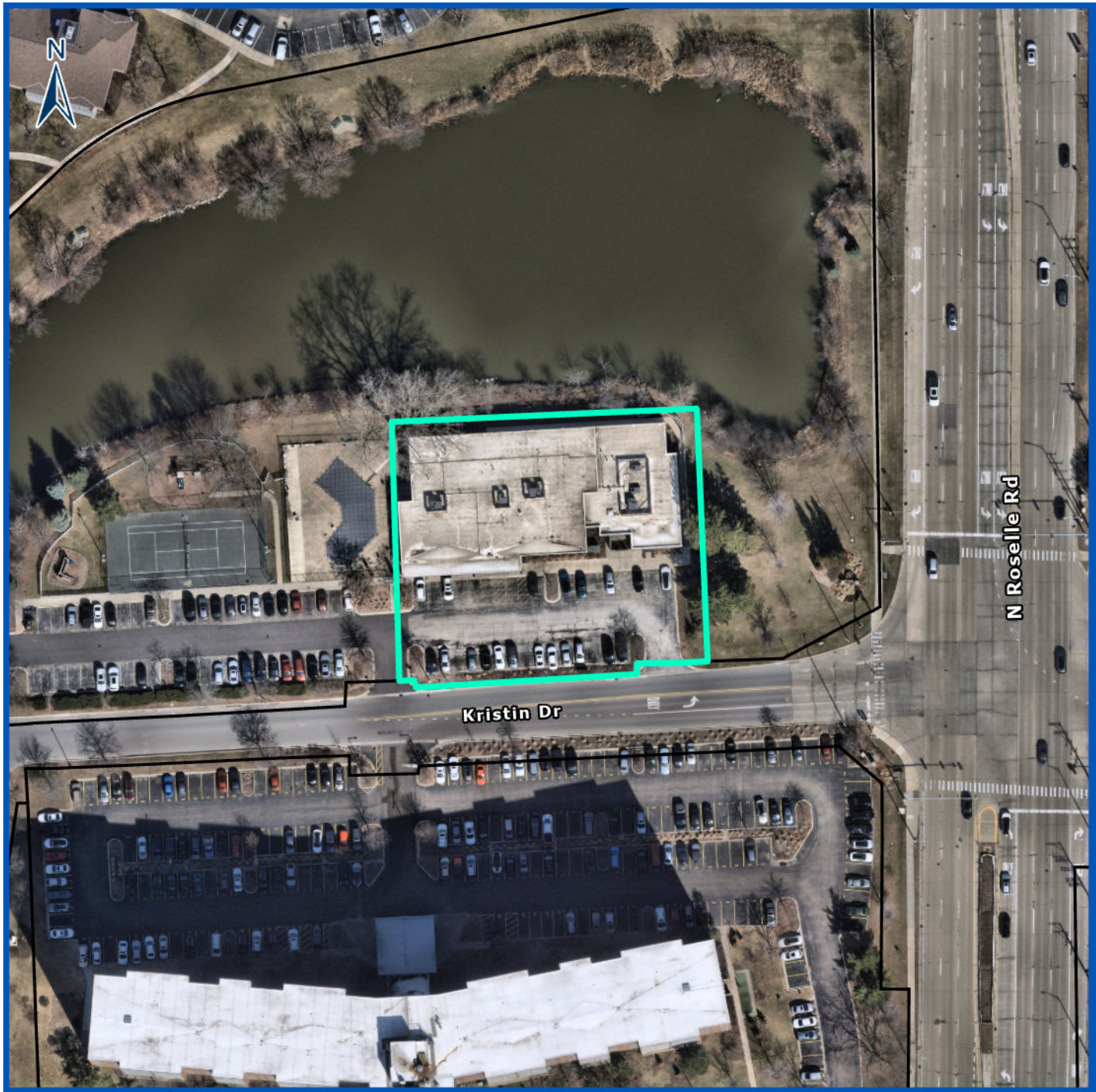
6. No life safety plan has been submitted. Provide a life safety plan identifying the applicable egress information necessary to verify compliance with 2021 IBC Chapter 10. The life safety plan shall include occupant loads for each space in accordance with 2021 IBC Table 1004.5; allowable and actual exit access travel distances in accordance with 2021 IBC Table 1017.2; allowable and actual common path of egress travel distances for spaces with one exit or exit access doorway in accordance with 2021 IBC Table 1006.2.1; allowable and actual dead-end corridor distances in accordance with 2021 IBC Section 1020.5; minimum and actual corridor widths in accordance with 2021 IBC Section 1020.3; required and actual corridor fire-resistance ratings in accordance with 2021 IBC Section 1020.1; and required and actual exit capacity in accordance with 2021 IBC Section 1005.3.2. Revise the plans to provide sufficient information to verify compliance with applicable life safety requirements.
7. The submitted plans do not identify the occupancy classification or occupant loads. Where serving a Group E occupancy with a corridor occupant load of 100 or more, the minimum required corridor width is 72 inches in accordance with 2021 IBC Section 1020.3. Portions of the main corridor appear to be less than 72 inches wide. Provide the occupancy classification and occupant load calculations, and revise the corridor width as necessary for compliance.
8. The submitted drawings do not provide sufficient information to verify the required occupancy separation between the Condo Association and the Day Care Facility. Identify the occupancy classification of each area and indicate the required fire-resistance-rated separation in accordance with 2021 IBC Table 508.4.

   Note: The required separation rating is dependent on the final occupancy classifications (e.g., Group B and Group E or I-4) and whether the building is protected throughout by an automatic sprinkler system. Provide sprinkler status and occupancy classification to verify the applicable separation requirement.
9. The submitted documents do not provide sufficient information to determine the required fire-resistance rating of the exit-access corridor. Provide the occupancy classification, occupant load, sprinkler status, and construction details necessary to verify the required corridor rating in accordance with 2021 IBC Section 1020.2. Revise the plans to identify the required and provided corridor fire-resistance rating and demonstrate compliance.
10. Clarify the intended use of the "GMA" room. Indicate whether the space is intended to function as a classroom/playroom, a gross motor activity area, or another accessory activity space. Provide the applicable occupancy classification and occupant load factor used for this area in accordance with 2021 IBC Table 1004.5.
11. Classification of Work: The classification of the work under the 2021 IEBC falls within the following classification: Alteration – Level 2. (Information Only)

12. As an Alteration – Level 2, required accessibility improvements shall be limited to 20% of the project cost. (Information Only)
13. Accessible access to and from employee work areas is required. Provide the required door maneuvering clearances at one or both kitchen doors in accordance with 2017 ICC A117.1 Section 404.2.4 and the 2018 Illinois Accessibility Code. Refer to the "orange" rectangles shown on the plan mark-up for locations requiring clarification. Revise the plans to demonstrate compliance with applicable accessibility requirements.

7. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:
   a. Demolition Site Plan; Sheet A100, prepared by Soos & Associates, Inc., dated July 16, 2020, received by the Community Development Department on June 29, 2026.
   b. Site Plan; Sheet A110, prepared by Soos & Associates, Inc., dated July 16, 2020, received by the Community Development Department on June 29, 2026.
   c. Dimension Floor Plan; Sheet A202, prepared by Soos & Associates, Inc., dated July 16, 2020, received by the Community Development Department on June 29, 2026.
   d. Building Elevations; Sheet A400, prepared by Soos & Associates, Inc., dated July 16, 2020, received by the Community Development Department on June 29, 2026.
   e. Business Narrative; Pages 1-3, prepared by Amandeep Singh, received by the Community Development Department on June 29, 2026.
   f. Letter of Justification; Pages 1-2, prepared by Amandeep Singh, received by the Community Development Department on June 29, 2026.
   g. Property Owner Authorization Letter; prepared by Mark Steenstra, dated June 29, 2026, received by the Community Development Department on June 29, 2026.
   h. Plat of Survey; Page 1, prepared by Hylton E. Donaldson, dated January 19, 2022, received by the Community Development Department on June 29, 2026.
   i. Reciprocal Easement Agreement; Pages 1-11, signed by Mark Steenstra and Adam M. Heiman, dated July 9, 2026, received by the Community Development Department on August 5, 2026.
   j. Reciprocal Easement Agreement (Document # 0702615054); Pages 1-10; signed by Christopher Feurer and Steven Golovan; dated January 24, 2007; recorded with the Cook County Recorded of Deeds on January 26, 2007.

pc: Petitioner
Owner of Property





Subject Property

Z2607-01

ASHFORD ACADEMY

Special Use for a Daycare Center

0 50 100
Feet

VILLAGE OF SCHAUMBURG

22 KRISTIN DR

Prepared By:
Village of Schaumburg
Community Development Department

Project Narrative

Ashford Academy Child Care & Early Education

22 Kristin Drive, Schaumburg, IL 60195 | Applicant: Ashford Academy LLC

Item	Description
Facility Address	22 Kristin Drive, Schaumburg, IL 60195
Applicant / Ownership	Ashford Academy LLC
Proposed Use	Licensed Child Care & Early Education Center
Age Groups Served	Children from 6 weeks through 5 years of age
Proposed Hours	Monday-Friday, 6:30 AM - 6:00 PM
Licensed Capacity Requested	146 children
Number of Classrooms	9 classrooms
Estimated Employees at Capacity	Approximately 25-30 employees
Building Size	Approximately 13,268 square feet
Outdoor Play Area	Existing playground / outdoor play area
Previous Use	Licensed child care / Montessori preschool facility

Project Description

Ashford Academy LLC is proposing to occupy and operate Ashford Academy Child Care & Early Education, a licensed childcare and early childhood education center located at 22 Kristin Drive, Schaumburg, Illinois 60195. The proposed center will provide high-quality childcare and early education services for children from six weeks through five years of age, including infants, toddlers, twos, preschool, and pre-kindergarten children.

The project involves the reactivation and continued use of an existing childcare and preschool facility. The property previously operated as a childcare and Montessori preschool facility, most recently as Guidepost Montessori. The Village of Schaumburg issued a Zoning Certificate of Occupancy on October 8, 2024, identifying the prior use as “ZONING R-6 PUD - MONTESSORI PRESCHOOL (SU UNDER ORD. 2823).” Ashford Academy’s proposed use is consistent with the property’s prior childcare and early education use.

The existing building is approximately 13,268 square feet and is well suited for childcare operations due to its existing classroom layout, childcare-compatible infrastructure, parking areas, outdoor play area, and prior use as a preschool/daycare facility. The project is intended to continue the established educational use of the property rather than introduce a new or incompatible use.

Proposed Business and Mission

Ashford Academy will operate as a professional early childhood education center focused on safety, school readiness, social-emotional development, physical development, structured learning, character development, and strong family communication. Ashford Academy’s mission is to provide a safe, nurturing, structured, and academically enriching environment where young children can grow socially, emotionally, physically, and cognitively.

The center will serve working families in Schaumburg and surrounding communities who need dependable, high-quality childcare in a professional early education setting. The program will include age-appropriate classrooms, structured learning activities, indoor play and gross motor opportunities, outdoor play, family communication systems, secure entry procedures, and trained staff.

Proposed Licensed Capacity

The center is proposed for a licensed capacity of 146 children across 9 classrooms, with one indoor activity/gross motor room and access to outdoor play space. The proposed classroom configuration is summarized below.

Program	Age Group	Classrooms	Capacity per Classroom	Total Capacity
Infant Program	6 Weeks - 14 Months	2	12	24
Toddler Program	15 Months - 23 Months	2	15	30
Twos Program	24 Months - 36 Months	2	16	32
Preschool / Pre-K Program	3 Years - 5 Years	3	20	60
TOTAL	**6 Weeks - 5 Years**	**9**	**-**	**146**

Hours of Operation

Ashford Academy's proposed hours of operation are Monday through Friday, 6:30 AM to 6:00 PM. The center will be closed on weekends. These hours are consistent with the needs of working families and are typical for childcare operations.

Number of Employees

At full licensed capacity, Ashford Academy anticipates employing approximately 25 to 30 employees. Staffing will include administrative leadership, classroom teachers, assistant teachers, floaters, support staff, and other operational staff as needed.

Anticipated staff positions may include:

- Center Director
- Assistant Director
- Lead Teachers
- Assistant Teachers
- Classroom Floaters
- Kitchen / Food Service Support
- Administrative / Enrollment Support
- Cleaning / Facility Support as needed

Staffing levels will be increased gradually as enrollment grows and will be maintained in accordance with all applicable Illinois DCFS licensing requirements, including required staff-to-child ratios by age group.

Proposed Daily Operations

Ashford Academy will provide full-day childcare and early education services in an organized, secure, and professionally managed environment. The daily program will include age-appropriate classroom instruction, structured learning activities, indoor play, gross motor activities, outdoor play, meals and snacks, rest periods, family communication, and safe arrival and departure procedures.

The educational program will focus on:

- Early literacy and language development
- Math readiness and problem-solving
- Social-emotional development
- Character development
- Health, wellness, and physical development
- Creative expression
- School readiness
- Family communication and engagement

Ashford Academy's educational approach will include structured learning experiences and developmentally appropriate activities designed to support children from infancy through pre-kindergarten.

Safety, Security, and Compliance

Ashford Academy will operate with strong safety and supervision procedures. The center will comply with all applicable Village of Schaumburg requirements, Illinois Department of Children and Family Services licensing standards, fire and life safety requirements, building codes, health regulations, and other applicable local and state requirements. Prior to opening, Ashford Academy will complete all required inspections, permits, approvals, and licensing steps.

Safety procedures will include:

- Controlled-access entry

- Secure parent check-in and check-out procedures
- Staff supervision throughout the day
- Employee background checks
- DCFS-required staff training
- Emergency preparedness procedures
- Video monitoring systems where appropriate
- Visitor control procedures
- Safe classroom transitions
- Organized outdoor play supervision

Traffic, Parking, and Drop-Off / Pick-Up

Ashford Academy will manage traffic and parking through organized parent drop-off and pick-up procedures using the property's existing parking and circulation areas. Family arrival and departure times are naturally staggered throughout the morning and evening, which helps reduce traffic congestion.

The center will use designated parking areas, staff supervision, and clear parent procedures to support safe and efficient drop-off and pick-up. The property's existing design, parking availability, and prior childcare use make it suitable for continued childcare operations.

Ownership and Management

Ashford Academy will be owner-operated by Ashford Academy LLC. Ownership will remain directly involved in daily operations, safety oversight, staffing, family communication, compliance, enrollment, and quality control.

The ownership team has experience in childcare operations, staffing, compliance, payroll, hiring, training, marketing, family communication, and early childhood center management. This hands-on management structure allows for direct oversight, accountability, and quick decision-making.

Community Benefit

The proposed use will benefit the Schaumburg community by providing additional licensed childcare capacity for local families, supporting working parents, creating approximately 25 to 30 local employment opportunities at full capacity, and reactivating an existing childcare facility for its intended educational purpose.

Ashford Academy will help meet the continued demand for high-quality childcare and early education services in Schaumburg and the surrounding area. The project supports families, local employers, and the broader community by expanding access to safe, structured, and developmentally appropriate early childhood education.

Conclusion

Ashford Academy LLC respectfully requests the Village of Schaumburg's review and approval to occupy and operate Ashford Academy Child Care & Early Education at 22 Kristin Drive, Schaumburg, Illinois 60195.

The proposed use is consistent with the property's prior approved childcare and Montessori preschool use, is appropriate for the existing building and site layout, and will provide meaningful benefits to Schaumburg families. Ashford Academy is committed to operating responsibly, maintaining regulatory compliance, supporting child safety, and providing a high-quality early education program for the community.

Date: 6/4/2026

Village of Schaumburg
Community Development Department
101 Schaumburg Court
Schaumburg, IL 60193

Re: Letter of Justification for Childcare Use
Property Address: 22 Kristin Drive, Schaumburg, IL 60195
Applicant: Ashford Academy LLC

Dear Village of Schaumburg Community Development Department,

Ashford Academy LLC respectfully submits this letter of justification in support of our request to occupy and operate a licensed childcare and early education center at 22 Kristin Drive, Schaumburg, Illinois.

The proposed use of the property is for Ashford Academy Child Care & Early Education, a licensed childcare center serving children from infancy through preschool/pre-kindergarten age. Our goal is to provide a safe, structured, high-quality early learning environment for families in Schaumburg and the surrounding community.

The subject property has a long-standing history of childcare and preschool use. Most recently, the property was occupied by Guidepost Montessori. The Village of Schaumburg Zoning Certificate of Occupancy issued on October 8, 2024, identifies the use as "ZONING R-6 PUD – MONTESSORI PRESCHOOL (SU UNDER ORD. 2823)." Based on this history, Ashford Academy is not seeking to introduce a new or incompatible use to the property. Rather, we are seeking to continue the established childcare/early education use in a building that was already designed, improved, and operated for that purpose.

Ashford Academy will operate in full compliance with all applicable Village of Schaumburg requirements, Illinois Department of Children and Family Services licensing standards, building and fire codes, health and safety requirements, and all other applicable local and state regulations. Prior to opening, we will complete all required inspections, permits, approvals, and licensing steps.

The proposed hours of operation are Monday through Friday, 6:30 AM to 6:00 PM. These hours are consistent with the needs of working families and are typical for childcare

operations. The center will serve families through age-appropriate classrooms, secure entry procedures, controlled parent drop-off and pick-up, staff supervision, and structured daily programming.

The property is well suited for this use because it is a standalone facility with existing classroom areas, childcare infrastructure, parking, and outdoor play space. Since the site was previously operated as a preschool/daycare facility, the proposed use is compatible with the existing property layout and surrounding area. Ashford Academy will manage traffic and parking through organized drop-off and pick-up procedures, designated parking areas, staff supervision, and staggered family arrival and departure patterns.

Ashford Academy will be owner-operated, allowing ownership to remain directly involved in daily operations, family communication, staff oversight, safety procedures, and quality control. This hands-on operating model supports accountability, responsiveness, and consistent compliance with Village and DCFS expectations.

We respectfully request the Village's review and consideration of Ashford Academy's request to occupy 22 Kristin Drive for childcare and early education use. We believe this proposed use is appropriate for the property, consistent with the prior approved use, beneficial to Schaumburg families, and supportive of the community's need for high-quality early childhood education.

Thank you for your time and consideration.

Sincerely,

Amandeep Singh
Ashford Academy LLC
Phone: (708) 573-3481
Email: a.singh0513@gmail.com

PROPERTY OWNER AUTHORIZATION FOR ZONING APPROVAL REQUEST

RED ARROW INVESTMENTS, LLC
306-N West El Norte Parkway #4
Escondido, CA 92026
Phone: (760) 705-8206
Email: redarrowinvestmentsllc@gmail.com

Date: June 29, 2026

To:
Village of Schaumburg
Planning & Zoning Department
101 Schaumburg Court
Schaumburg, IL 60193

Re: Property Owner Authorization for Zoning Approval Request
Property Address: 22 Kristin Drive, Schaumburg, Illinois 60195

To Whom It May Concern,

Red Arrow Investments, LLC is the owner of the property located at **22 Kristin Drive, Schaumburg, Illinois 60195.**

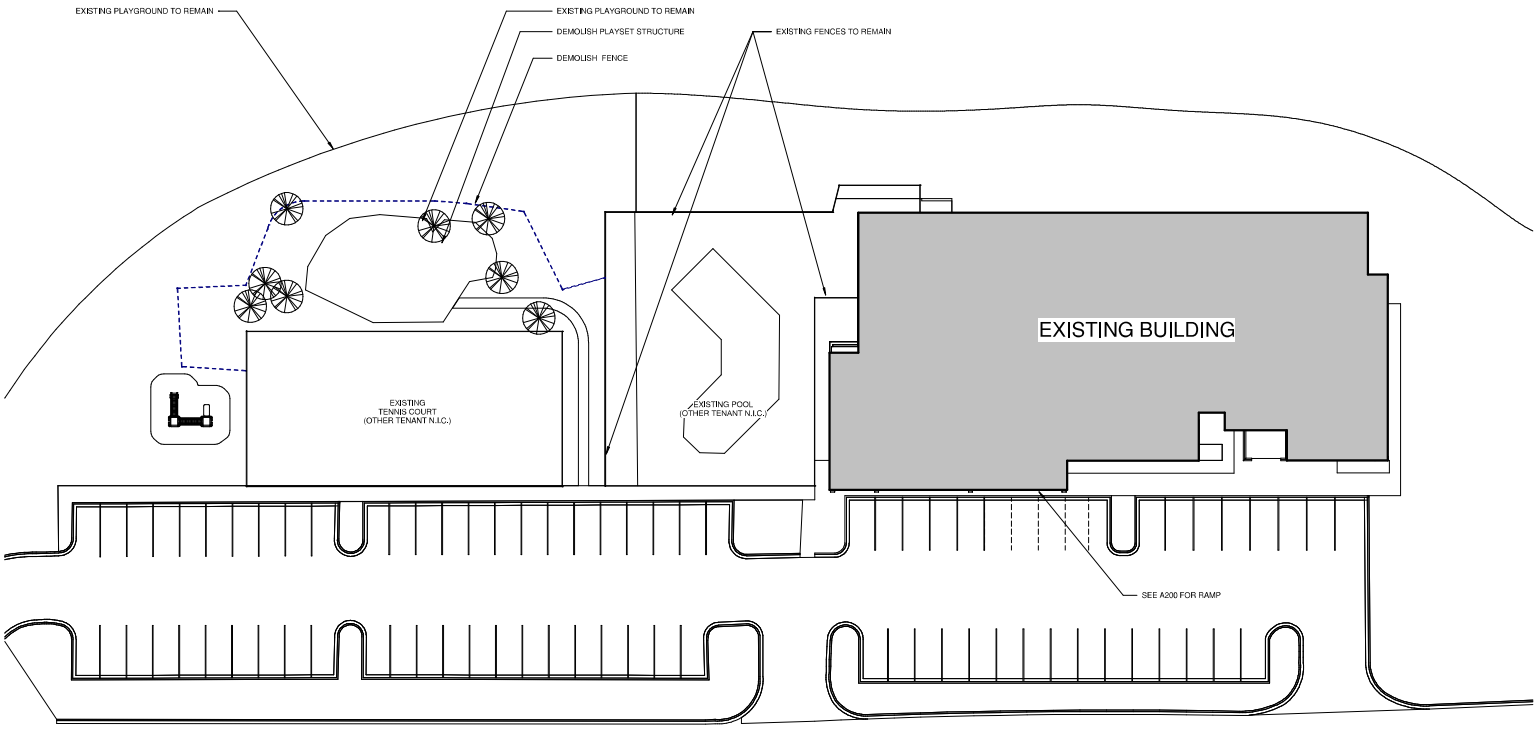
This letter serves as authorization for **Ashford Academy LLC**, and its authorized representative, **Amandeep Singh**, to submit applications, plans, supporting documentation, and any other materials necessary to obtain zoning approvals, special use approvals, building permits, and all other municipal approvals required for the proposed operation of a childcare and early education center at the above-referenced property.

Red Arrow Investments, LLC authorizes the Village of Schaumburg to communicate directly with Ashford Academy LLC and its representatives regarding the review and processing of the zoning and permitting applications for this project.

This authorization is granted solely for the purpose of obtaining governmental approvals related to the proposed use of the property and does not convey any ownership interest in the property. This authorization shall remain in effect until withdrawn by Red Arrow Investments, LLC in writing. Should you require any additional information, please do not hesitate to contact us.

Sincerely,
Mark Steenstra, Manager
Red Arrow Investments, LLC

Signed: _____ Date: 6/29/2026



1 SITE PLAN
1" = 20'-0"

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF SOOS & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF SOOS & ASSOCIATES, INC. THESE DRAWINGS AND SPECIFICATIONS ARE PREPARED FOR USE ON THIS SPECIFIC SITE, IN CONJUCTION WITH THE FEASIBLE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF SOOS & ASSOCIATES, INC. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

ILLINOIS DESIGN FIRM # 184003287

Kristin 22, LLC
9440 ENTERPRISE DRIVE
MOKENA, IL 60448
CLIENT

BUILDING RENOVATION
22 KRISTIN DRIVE
SCHAUMBURG, IL 60195
PROJECT

CONSULTANT

NO.	ISSUE	DATE
5	REVISION 5	06-05-2020
4	REVISION 4	05-20-2020
3	REVISION 3	05-12-2020
2	REVISION 2	03-20-2020
1	REVISION 1	02-26-2020

SEAL

CONSTRUCTION SET

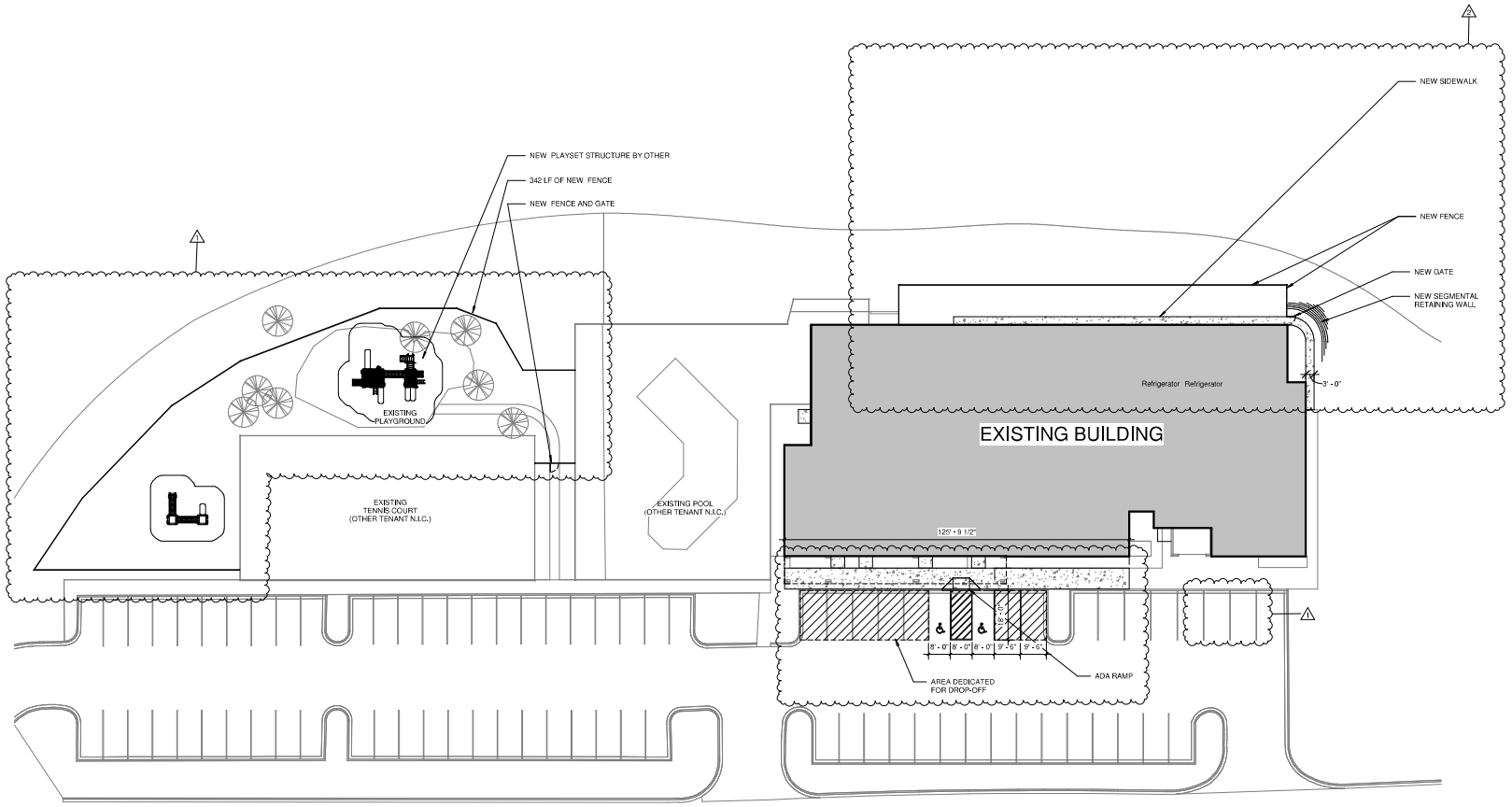
DATE	JULY 15, 2020
PROJECT NO.	18-036 LF
DRAWN	SOOS
CHECKED	SOOS
APPROVED	SOOS

TITLE

DEMOLITION SITE PLAN

SHEET

A100



1 SITE PLAN
1" = 20'-0"

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

CLIENT
Kristin 22, LLC
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

PROJECT
BUILDING RENOVATION
22 KRISTIN DRIVE
SCHAUMBURG, IL 60195

CONSULTANT

NO.	ISSUE	DATE
5	REVISION 5	06-05-2020
4	REVISION 4	05-20-2020
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SEAL

CONSTRUCTION SET

DATE	JULY 15, 2020
PROJECT NO.	18-036 LF
DRAWN	SOOS
CHECKED	SOOS
APPROVED	SOOS

TITLE
SITE PLAN

SHEET
A110

BLOCKING NOTES

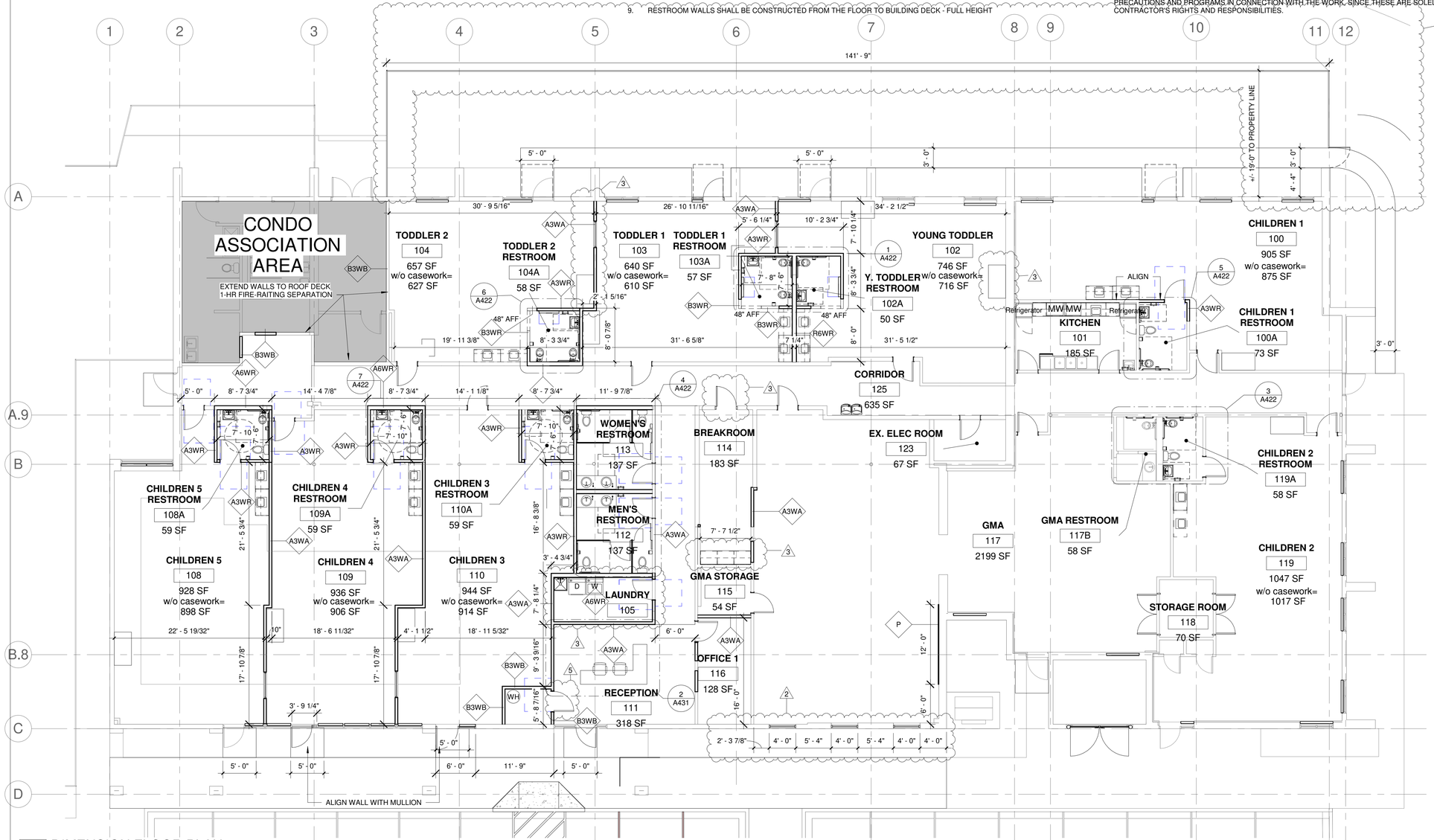
1. PROVIDE BLOCKING AT THE FOLLOWING LOCATIONS:
2. BLOCKING FOR ACCESSIBILITY REQUIREMENTS AND GRAB BARS AT ALL RESTROOM LOCATIONS.
3. BLOCKING FOR RESTROOM ACCESSORIES INCLUDING TOILET STALL PARTITIONS.
4. BLOCKING FOR FUTURE MILLWORK LOCATIONS - TO BE 6" STRIPS, REFER TO INTERIOR ELEVATIONS FOR LOCATIONS.
5. BLOCKING FOR ALL CASEWORK AS REQUIRED BY THE MANUFACTURER AND FOR PROPER SUPPORT.

FRAMING AND DRYWALL NOTES

1. REFER TO INTERIOR DWGS FOR TYPICAL PARTITION TYPES.
2. STUD SPACING TYPICALLY 16" O.C. UNLESS OTHERWISE SCHEDULED OR NOTED.
3. PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTER AND DRYWALL SURFACES WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL UNLESS OTHERWISE NOTED.
4. PROVIDE METAL CORNER BEAD AT ALL OUTSIDE CORNERS OF PLASTERED OR DRYWALL SURFACES UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK, FIRE RATED AS REQUIRED.
6. PROVIDE STIFFENERS, BRACING, BACK-UP PLATES, ETC. AS REQUIRED AT STUD WALLS FOR SUPPORT OF TOILET FIXTURES OR OTHER EQUIPMENT.
7. EXTEND ALL STOREFRONT SOFFIT FRAMING TO STRUCTURE ABOVE. DIAGONALLY BRACE AS REQUIRED.
8. WALLS SHALL BE TAPED AND SANDED SMOOTH, READY FOR FINISH
9. RESTROOM WALLS SHALL BE CONSTRUCTED FROM THE FLOOR TO BUILDING DECK - FULL HEIGHT

PLAN GENERAL NOTES

1. ALL DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS.
2. ALL FIRE RATED DOORS TO BE SELF-CLOSING.
3. ALL GLAZED DOORS AND ANY GLAZED PANEL MORE THAN 18 INCHES IN WIDTH ADJACENT TO ANY DOOR WHEREIN THE SILL IS LESS THAN 24 INCHES ABOVE THE FLOOR SHALL BE TEMPERED.
4. ALL INTERIOR FINISHES TO BE CLASS A WITH FLAME SPREAD RATING OF 0-25.
5. SEE MECHANICAL DRAWINGS FOR LIGHT AND VENT SCHEDULES.
6. DO NOT FASTEN STUDS OR GYPSUM BD. TO TOP RUNNER OF NON-BEARING GYP.BD. PARTITIONS. CUT STUDS AND GYP.BD. 1/2" MAX. SHORT TO ALLOW FOR VERTICAL SLAB DEFLECTION.
7. ALL DIMENSIONS TO FINISHED SURFACE UNLESS OTHERWISE NOTED.
8. GC TO COORDINATE ALL CEILING HEIGHTS WITH BUILDING SYSTEMS. OWNER TO APPROVE ALL CEILING HGTS. BEFORE INSTALLATION.
9. THE ARCHITECT WILL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.



1 DIMENSION FLOOR PLAN
1/8" = 1'-0"

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

Kristin 22, LLC
9440 ENTERPRISE DRIVE
MOKENA, IL 60448
CLIENT

BUILDING RENOVATION
22 KRISTIN DRIVE
SCHAUMBURG, IL 60195
PROJECT

CONSULTANT

NO.	ISSUE	DATE
5	REVISION 5	08-05-2020
4	REVISION 4	05-20-2020
3	REVISION 3	05-12-2020
2	REVISION 2	03-20-2020
1	REVISION 1	02-26-2020

SEAL

CONSTRUCTION SET

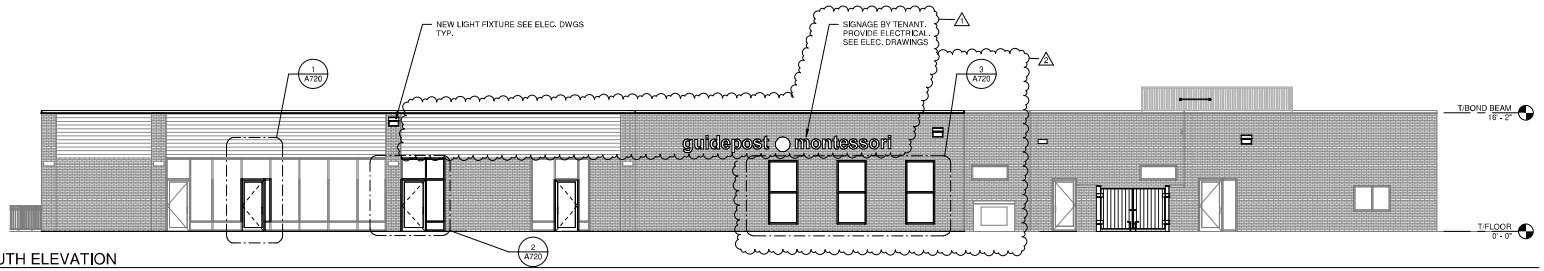
DATE	JULY 16, 2020
PROJECT NO.	19-036 LF
DRAWN	SOOS
CHECKED	SOOS
APPROVED	SOOS

TITLE

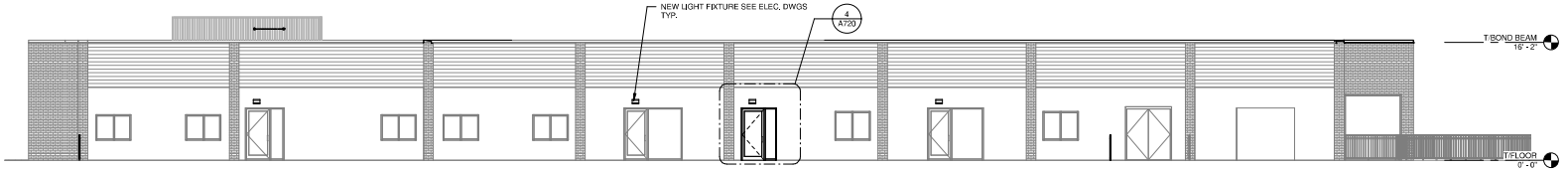
DIMENSION FLOOR PLAN

SHEET

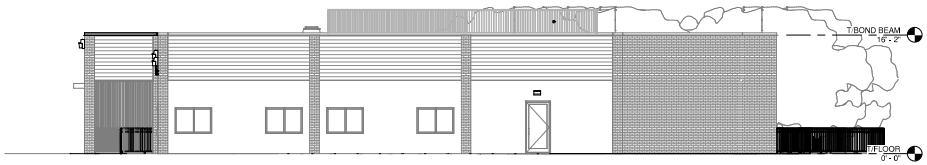
A202



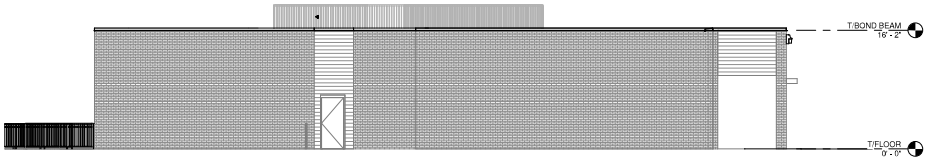
1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

A SOOSOCIATES
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Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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SEAL

CONSTRUCTION SET

DATE	JULY 15, 2020
PROJECT NO.	18-036 LF
DRAWN	SOOS
CHECKED	SOOS
APPROVED	SOOS

TITLE

BUILDING ELEVATIONS

SHEET

A400

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N. TRIPP AVE, LINCOLNWOOD, ILLINOIS 60712
TEL. (847) 675-3000 FAX (847) 675-2167
e-mail: pa@professionalsassociated.com
www.professionalsassociated.com

ALTA/NSPS LAND TITLE SURVEY

OF

PARCEL 1:
THE EAST 206.30 FEET OF LOT 2, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 2 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.

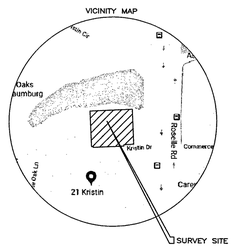
LAND TOTAL AREA: 35,930.36 SQ. FT. = 0.825 ACRE

EXTERIOR FOOTPRINT AREA OF BUILDING: 14,048.59 SQ. FT.

COMMONLY KNOWN AS: 22 KRISTIN DRIVE, SCHAUMBURG, ILLINOIS.

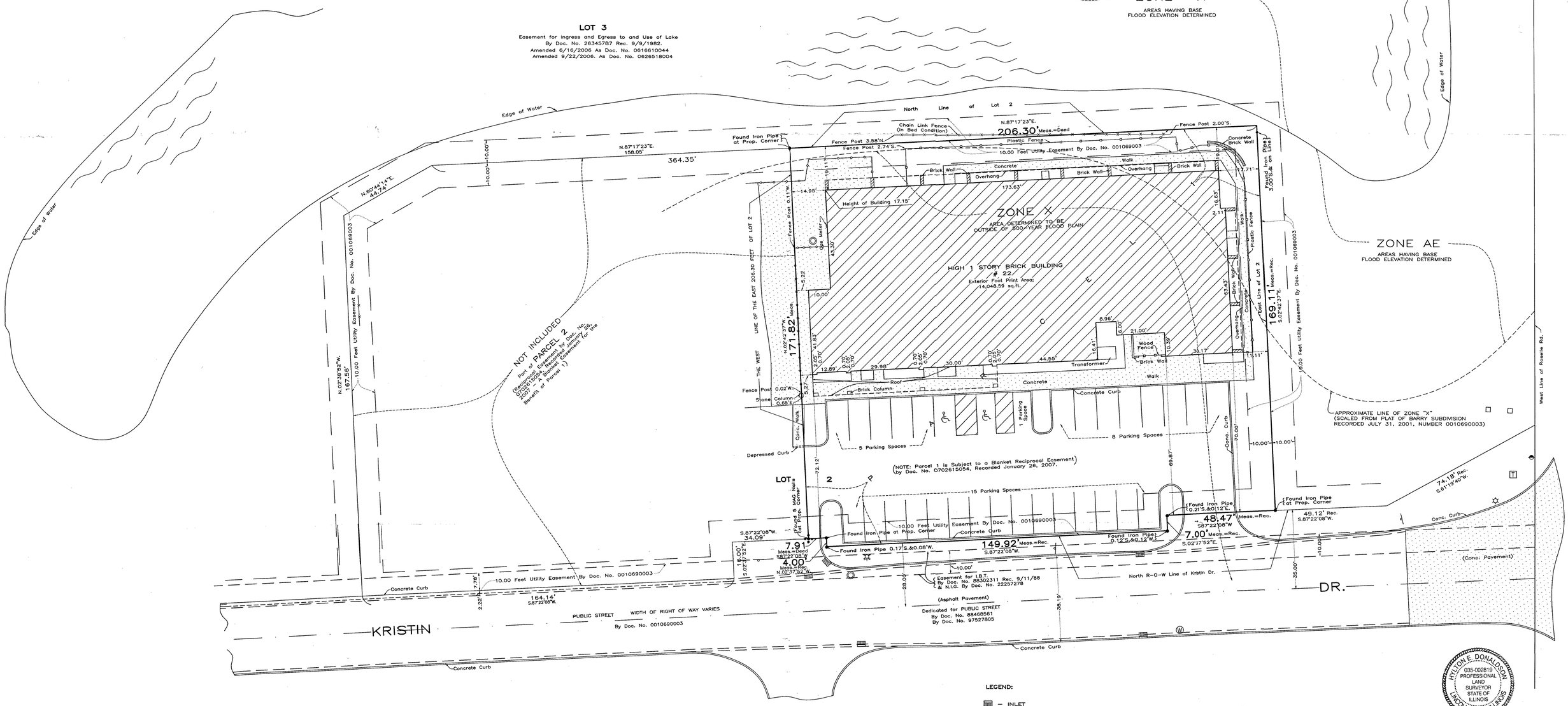
PERMANENT INDEX NUMBER: 07-10-101-036-0000

VICINITY MAP



NORTH

GRAPHIC SCALE
10 0 20 40
(IN FEET)
1 Inch = 20 Ft.


LOT 3
Easement for Ingress and Egress to and Use of Lake
By Doc. No. 26345787 Rec. 9/9/1982.
Amended 6/16/2006 As Doc. No. 0616610044
Amended 9/22/2006. As Doc. No. 0626518004
ZONE "A"
AREAS HAVING BASE FLOOD ELEVATION DETERMINED
ZONE AE
AREAS HAVING BASE FLOOD ELEVATION DETERMINED
Edge of Water
North Line of Lot 2
N.87°17'23"E.
206.30' Meas.=Deed
Chain Link Fence (In Bed Condition)
Fence Post 3.58'N.
Fence Post 2.74'S.
Fence Post 2.00'S.
Plastic Fence
10.00 Feet Utility Easement By Doc. No. 0010690003
Concrete Brick Wall
Found Iron Pipe at Prop. Corner
N.87°17'23"E. 158.05'
364.35'
10.00'
10.00'
N.60°45'14"E. 44.74'
Found Iron Pipes 3.00'S.& on Line
1.71'
Brick Wall
Concrete
Overhang
Walk
173.63'
Height of Building 17.15'
ZONE X
AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN
HIGH 1 STORY BRICK BUILDING
22
Exterior Foot Print Area: 14,048.59 sq.ft.
Fence Post 0.11'W.
14.95'
Gas Meter
43.30'
5.22'
10.00'
LINE OF THE EAST 206.30 FEET OF LOT 2
THE WEST
171.82' Meas.
N.02°42'37"W.
16.63'
2.11'
Found Iron Pipes 3.00'S.& on Line
169.11' Meas.=Rec. S.02°42'37"E.
East Line of Lot 2
Walk
Plastic Fence
Brick Wall
Concrete
Overhang
193.43'
1.11'
8.96'
6.00'
21.00'
Wood Fence
0.30'
39.17'
Brick Wall
Transformer
16.41'
44.55'
30.00'
29.98'
12.89'
3.05'
1.83'
0.70'
0.70'
0.70

SCHEDULE 7
LICENSE AGREEMENT

(See following 11 pages)

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement") is made and entered into this 9th day of July, 2026 (the "Execution Date"), by and between Red Arrow Investments, LLC, whose address is 306-N West El Norte Pkwy #4, Escondido, CA 92026 ("Red Arrow") and 21 Kristin Drive Owner LLC and 21 Kristin Apartments II LLC, both whose address is 21 Kristin Drive, Schaumburg, IL 60195 (collectively, "21 Kristin Apartments"). Collectively Red Arrow and 21 Kristin Apartments are referred to from time to time herein as the "Parties".

RECITALS

A. WHEREAS, Red Arrow is the owner of a certain property consisting of a building and land commonly known as 22 Kristin Drive, Schaumburg, Illinois and legally described on Exhibit A attached hereto and made a part hereof (the "Adjacent Property"). It is acknowledged and agreed by the Parties that the address of the Adjacent Property is also commonly known as 24 Kristin Drive, Schaumburg, Illinois.

B. WHEREAS, 21 Kristin Apartments is a residential apartment complex consisting of the property set forth in Exhibit B ("Apartment Property"), which includes certain "Recreation Facilities" (as defined in the Easement described in Recital C below).

C. WHEREAS, a Reciprocal Easement Agreement, recorded with the Cook County Recorder of Deeds as document number 0702615054 (the "Easement") provides the Adjacent Property and Apartment Property certain rights with respect to the use of the other Party's respective property. More specifically the Easement provides the Adjacent Property a nonexclusive easement for ingress and egress to and from and free use of the Recreation Facilities. The Easement further provides that so long as the Adjacent Property is used as a school or educational facility, it shall have unfettered access to the playground. The Easement does not provide the Apartment Property any rights to use the men's and women's locker rooms, pump room (sometimes referred to as the boiler room), all equipment in the pump room, and the exterior area outside of the locker room (collectively the "Locker Room Area") located in the building on the Adjacent Property as depicted in Exhibit C. The Locker Room Area is depicted on Exhibit C as the area designated on page 1 of Exhibit C as "Condo Assoc. (Exterior)", and the shaded area designated on page 2 of Exhibit C as "Interior Portion of Locker Room Area."

D. WHEREAS, in exchange for the considerations herein, Red Arrow wishes to provide 21 Kristin Apartments the exclusive use of the Locker Room Area per the terms outlined herein. Except as provided herein, 21 Kristin Apartments shall be responsible for all of the maintenance, repairs, utilities or costs related to the use and operation of the Locker Room Area.

E. WHEREAS, Red Arrow intends to lease the Adjacent Property, excluding the Locker Room Area, to a child care center on the Adjacent Property and, in connection with such a lease, desires to have exclusive use of solely the playground portion of the Recreation Facilities, during Specified Hours, as defined below. So long as Red Arrow is leasing space at the Adjacent Property to a day care center, school or educational center, and such a tenant desires to have exclusive use of the playground portion of the Recreation Facilities, 21 Kristin Apartments desires

to provide Red Arrow and such a tenant a license for the exclusive use of the playground during the hours of 8:30 A.M. to 3:30 P.M on weekdays (the "Specified Hours"). As long as Red Arrow or Red Arrow's tenant notifies 21 Kristin Apartments two weeks prior to the date of such event and provided 21 Kristin Apartments is not otherwise using the playground for any event, Red Arrow and Red Arrow's tenant shall have exclusive use of the playground during weekend times for special events limited to four (4) non-consecutive days in any calendar year. The times provided for exclusive use to Red Arrow shall be clearly posted at the entrance of the playground. Subject to review and approval of 21 Kristin Apartments, which shall not be unreasonably withheld, Red Arrow or its tenant shall have the right to repair, restore, replace or add new playground equipment to the playground area at its sole cost which new or replaced equipment, including all warranties, shall be the property of 21 Kristin Apartments without further consideration paid to Red Arrow. Red Arrow shall execute any documents and take action necessary to transfer ownership and warranty rights in the new playground equipment. If repairs or replacements are made to the playground equipment on behalf of Red Arrow, Red Arrow shall provide documentation to 21 Kristin Apartments (including lien waivers, if applicable) that demonstrates such repairs or replacements have been paid for in full. Failure to remove any liens arising from Red Arrow's repairs or replacements to the playground equipment shall be a default hereunder by Red Arrow. Unless Red Arrow advises 21 Kristin Apartments in writing that Red Arrow or its tenant will perform the routine maintenance of the playground equipment and playground area, 21 Kristin Apartments shall be responsible for the routine maintenance of the playground equipment and playground area, except for any routine maintenance of the playground area resulting from Red Arrow's or tenant's use of the playground area (*i.e.* trash disposal).

F. WHEREAS, Red Arrow shall provide 21 Kristin Apartments the right to park vehicles on the Adjacent Property parking area during hours of before 6:00 A.M. and after 7:00 PM on weekdays and during weekends with the exception of weekends for which Red Arrow or its tenant notifies 21 Kristin Apartments of an intent to use the parking for special events. Such times will be clearly posted on the Adjacent Property. The cost to remove any unauthorized vehicles owned and/or operated by the 21 Kristin Apartments unit owners, their tenants, guests and invitees parked on the Adjacent Property outside of the times specified will be removed at the 21 Kristin Apartments' expense.

G. WHEREAS, Red Arrow and 21 Kristin Apartments acknowledge and agree that the License Agreement between Olympia Acquisitions LLC and 21 Kristin Condominium Association dated August 19, 2019, as amended (the "Original License Agreement"), was previously terminated pursuant to its terms.

AGREEMENT

NOW, THEREFORE, in consideration of the sum of TEN AND NO 100 DOLLARS ($10.00), exchange of promises herein and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties hereto agree as follows:

1. **Recital paragraphs**. The above Recital paragraphs are hereby incorporated herein as part of this Agreement.

2. **21 Kristin Apartments' Grant of License for Playground to Red Arrow**. 21 Kristin Apartments, as Licensor, does hereby grant Red Arrow and its tenant, as Licensee, a license to have exclusive access to the playground during the Specified Hours subject to such reasonable rules and regulations established by 21 Kristin Apartments. This license shall only become effective upon written notice from Red Arrow to 21 Kristin Apartments (which may be by email) at any time that states that Red Arrow has a tenant that will require exclusive use of the playground and that Red Arrow is invoking the right to the license (the "Red Arrow Notice"). Any lease between Red Arrow and such a tenant shall require the tenant to acknowledge and accept the terms of this Agreement and shall require the tenant to deliver copies of its insurance policies providing the insurance required under the lease to Red Arrow and 21 Kristin Apartments. Red Arrow shall provide a written acknowledgement to 21 Kristin that the lease provides that the tenant has acknowledged and accepted the terms of this Agreement, including without limitation, a waiver of subrogation waiving all rights of recovery against 21 Kristin Apartments on behalf of the tenant and its insurers for any loss or damage covered by tenant's insurance, except for such loss or damage arising from 21 Kristin Apartments' gross negligence or willful misconduct. Red Arrow's failure to obtain the tenant's acknowledgement and acceptance of this Agreement pursuant to this Section 2 shall constitute a default hereunder. Red Arrow may also provide written notice to 21 Kristin Apartments (which may be by email) at any time that states that Red Arrow no longer has a tenant that will require exclusive use of the playground and that Red Arrow is declining the right to the license (the "Red Arrow Decline Notice"). Upon 21 Kristin Apartments' receipt of a Red Arrow Decline Notice, Red Arrow's right to the license described in this Section 2 shall cease immediately. Red Arrow shall provide the Red Arrow Notice within ten (10) days of signing a lease with a tenant who requires exclusive use of the playground and shall provide the Red Arrow Decline Notice within ten (10) days of the expiration or earlier termination of such a lease or such a tenant's possession. The time period between 21 Kristin Apartments' receipt of a Red Arrow Notice and any subsequent receipt by 21 Kristin Apartments of a Red Arrow Decline Notice is referred to herein as the "License Effective Period." Except as otherwise provided herein, this Agreement shall not be terminated, modified, rescinded or revoked, in its entirety or in part, by 21 Kristin Apartments so long as a (i) a tenant occupies the Adjacent Property and operates as a day care, school or educational center, or (ii) there has been no event of default, beyond any applicable cure period, as described in Section 10 herein. Red Arrow further agrees that as a consideration for the granting of the exclusive use of the playground herein, so long as the exclusive use of the playground is in effect, neither Red Arrow nor Red Arrow's tenant shall have the right to use the outdoor swimming pool or tennis court which are part of the Recreation Facilities. In any event, the owners of their respective parcels shall be responsible for paying all real estate taxes, if any, with respect to its property, including any improvements thereon.

3. **Red Arrow's Grant of License to 21 Kristin Apartments for Locker Room Area**. Red Arrow, as Licensor, does hereby grant 21 Kristin Apartments, as Licensee, the exclusive right to use and unfettered access of the Locker Room Area. 21 Kristin Apartments has inspected the Locker Room Area and equipment servicing the outdoor pool, and hereby acknowledges and agrees that for purposes of this Agreement the same are in good repair and condition. This license shall become effective on March 1, 2027 (the "Effective Date") and may be terminated at any time by 21 Kristin Apartments with sixty (60) days' written notice to Red Arrow (the "21 Kristin Apartments Decline Notice"). Such a termination would only terminate the license granted by Red Arrow under this Section 3 and would have no effect on the license granted by 21 Kristin

Apartments under Section 2 above, or on the remainder of this Agreement, which would remain in full force and effect. 21 Kristin Apartments waives any claim that it might have against Red Arrow and releases Red Arrow from any such claim arising out of the repair or condition of this licensed property, except to the extent such claim arises solely out of Red Arrow's gross negligence or willful misconduct. 21 Kristin Apartments accepts this licensed property in an "as is" condition and acknowledges that Red Arrow, its agents, attorneys, representatives and employees have not made and do not make any representations or warranties, express or implied. 21 Kristin Apartments agrees, at its sole cost and expense, to maintain the licensed property and to make all necessary repairs to the property and furnish all bathroom supplies during the term of this Agreement. Red Arrow shall have no obligation to maintain, repair, replace or restore any portion of the licensed property during the term of this Agreement such as cleaning the locker rooms or servicing the pumps, unless such obligation arises out of Red Arrow's gross negligence or willful misconduct. However, Red Arrow shall at its sole cost maintain, repair and replace all components of the structures supporting the Locker Room Area. In exchange for Red Arrow's grant of the license set forth in this Section 3, 21 Kristin Apartments shall pay a monthly license fee to Red Arrow as follows: (i) during a License Effective Period, the monthly license fee shall be $0 per month; and (ii) during any other time period, the monthly license fee shall be $1,500.00 per month. Any partial month shall be pro-rated. For clarification purposes, 21 Kristin Apartments shall only owe the monthly license fee of $1,500.00 per month during the time periods when the license provided to Red Arrow pursuant to Section 2 above is not in effect.

21 Kristin Apartments acknowledges that at times repair, restoration or remodeling work which Red Arrow has a right to do on the portions of the building not covered by the license granted under this Paragraph 3 may temporarily interfere with or disrupt 21 Kristin Apartments' use of the Locker Room Area. In such event Red Arrow agrees to give 21 Kristin Apartments reasonable notice in advance of any such disruptive work and agrees to use best efforts to minimize any disruptions. In no event shall any of the work unreasonably interfere with access to and operation of the equipment servicing the outdoor pool. During such time such work interferes with or disrupts 21 Kristin Apartments' use of the Locker Room Area, any license fee being paid by 21 Kristin Apartments shall be abated until such time as the work has been completed and there are no further interruptions or disruptions to the Locker Room Area.

4. **Utility Services**. At all times, 21 Kristin Apartments shall pay the electricity, gas and water charges for the Locker Room Area. There is a separate electrical meter for the Locker Room Area. The parties shall cooperate to ensure that 21 Kristin Apartments is billed directly by Commonwealth Edison for its use of electricity related to the Locker Room Area and 21 Kristin Apartments shall make payments directly to Commonwealth Edison in a timely manner for such usage. At least twice per calendar year, Red Arrow shall send an invoice to 21 Kristin Apartments for 21 Kristin Apartments' share of the gas and water charges. In support of the invoice, Red Arrow shall also provide a copy of the bills received from the water and gas providers for the months covered by the invoice as well as a picture of the submeter readings for the Locker Room Area on or about the first and last day of the period covered by the invoice. 21 Kristin Apartments' share of the gas and water charges shall be determined by totaling the cost of the provider's bills from that period and multiplying that total by the percentage used by the 21 Kristin apartments. This percentage shall be determined by dividing 21 Kristin's usage as determined by the submeter readings by the total usage indicated by the utility provider's invoices. For example, if the total

cost of the utility provider's invoices for the period is $1,000, the submeter for 21 Kristin indicates a usage of 20 units for the period, and the utility provider's invoices indicate a total usage of 100 units for the period, 21 Kristin shall be charged $200 ($1,000 total x (20 units / 100 units)). 21 Kristin Apartments shall have the right to examine the submeters upon reasonable written notice to Red Arrow.

5. **Red Arrow's Grant of License to 21 Kristin Apartments for Parking**. Red Arrow, as Licensor, does hereby grant 21 Kristin Apartments, as Licensee, the non-exclusive right to park vehicles on the Adjacent Property parking area during hours of before 6:00 A.M. and after 7:00 PM on weekdays and during weekends with the exception of weekends for which Red Arrow or its tenant notify 21 Kristin Apartments of an intent to use the parking for special events. The 21 Kristin Apartments shall only park in such spaces and during the times designated for the 21 Kristin Apartments' use as will be clearly posted on the Adjacent Property. The 21 Kristin Apartments agrees to reimburse Red Arrow for the cost to remove any unauthorized vehicles parked outside the designated spaces and/or the times permitted on the Adjacent Property upon receipt of Red Arrow's invoice. Failure of 21 Kristin Apartments to pay for invoiced costs after notice and cure period shall be considered a default hereunder.

6. **Insurance**. At all times during the term of this Agreement, 21 Kristin Apartments and Red Arrow shall maintain, at their respective sole cost and expense, the types of insurance specified below, with limits no less than as provided below and with insurance companies authorized to do business in the State in which the property which is subject to this Agreement is located: a. Commercial Liability Insurance or equivalent with limits of not less than $1,000,000 per occurrence and a $5,000,000 umbrella policy. Licensor is to be named as additional insured on a primary, non-contributory basis. Prior to the commencement of this Agreement, 21 Kristin Apartments and Red Arrow shall deliver to each other certificates of the insurance required by this Paragraph. All insurance policies shall be written with insurance companies and shall be in form reasonably satisfactory to 21 Kristin Apartments and Red Arrow. In all insurance policies, 21 Kristin Apartments and Red Arrow shall name each other as an additional insured. The minimum limits of insurance specified in this Section shall in no way limit or diminish liability hereunder. 21 Kristin Apartments and Red Arrow agree that all insurers shall waive their rights of subrogation against each other. Failure to maintain the insurance required herein shall be considered a default hereunder.

7. **Indemnification**. a) Red Arrow will indemnify, defend and hold 21 Kristin Apartments harmless from any loss, cost, liability, lien or expense (including reasonable attorneys' fees) that 21 Kristin Apartments incurs or sustains as a result of any personal injury or property damage directly or indirectly caused by Red Arrow or its tenants, contractors or agents, with regard to any or all of the rights granted to Red Arrow under this Agreement, or arising or resulting from Red Arrow's licensed use of the playground by Red Arrow, its tenants, contractors or agents. b) 21 Kristin Apartments will indemnify, defend and hold Red Arrow harmless from any loss, cost, liability, lien or expense (including reasonable attorneys' fees) Red Arrow incurs or sustains as a result of any personal injury or property damage directly or indirectly caused by 21 Kristin Apartments its tenants, contractors or agents with regard to any or all of the rights granted to 21 Kristin Apartments under this Agreement; or arising or resulting from 21 Kristin Apartments' licensed use of the Locker Room Area by 21 Kristin Apartments, its tenants, contractors or agents.

8. **Assignment**. This Agreement shall be assignable by either Party so long as any assignee or successor provides its consent in writing which shall not be unreasonably withheld and is in compliance with the terms of this Agreement.

9. **Severability**. If any covenant, agreement or condition of this Agreement or the application thereof to any person, firm or corporation or to any circumstances, shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such covenant, agreement or condition to persons, firms or corporations or to circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby. Each covenant, agreement or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law. In any event, Red Arrow and 21 Kristin Apartments shall execute all necessary documents in order to accomplish the intent of this Agreement.

10. **Default**. In the event of a default or any breach of this Agreement, notice shall be given in writing of the default or breach. Upon receipt of the notice of default or breach, the party receiving such notice shall have 30 days to cure the default. If there is a failure to cure the default or breach within the 30 days, the non-defaulting party, at its option, without further notice or demand may, in addition to all other rights and remedies provided herein, at law or in equity, move to enforce this Agreement and shall have the right to terminate this Agreement, but shall not have the right to terminate the Easement. All terms of this Agreement shall equally apply to any tenant of Red Arrow, who shall, as a condition of its lease, agree to be bound to this Agreement, Rules and Regulations of 21 Kristin Apartments, and to the extent it applies, the Easement. Any breach of this Agreement, Rules and Regulations of 21 Kristin Apartments, and to the extent it applies, the Easement by a tenant of Red Arrow shall constitute a breach of this agreement not only by the tenant but also by Red Arrow. In the event of any action or proceeding brought by either party against the other under this Agreement, the prevailing party shall be entitled to recover for the fees of its attorneys in such action or proceeding, including costs of appeal, if any, in such amount as the court may adjudge to be reasonable attorneys' fees.

11. **Applicable Law**. This Agreement shall be construed and enforced in accordance with the laws of the state of Illinois.

12. **Counterparts**. This Agreement may be executed in counterparts all of which, when taken together, shall constitute but one and the same instrument.

13. **Notices**. All notices required or permitted hereunder shall be in writing and shall be deemed given and delivered two business days after delivery when deposited in the United States Mail, postage prepaid and properly addressed, certified mail, return receipt requested or delivered by a recognized national overnight carrier such as Federal Express or UPS, at the following addresses: (a) to 21 Kristin Drive Owner LLC: c/o Bayshore Properties, 9550 W. Higgins Road, Suite 660, Rosemont, Illinois 60018 Attn: Adam M. Heiman, General Counsel; (b) to 21 Kristin Apartments II LLC: c/o Bayshore Properties, 9550 W. Higgins Road, Suite 660, Rosemont, Illinois 60018 Attn: Adam M. Heiman; and (c) to Red Arrow Investments, LLC: 306-N West El Norte Pkwy #4, Escondido, CA 92026 Attn: Mark Steenstra.

14. This License is not intended to replace the Easement.

[Remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Red Arrow Investments, LLC

By: _____
Name: Mark Steenstra
Its: Manager

21 Kristin Drive Owner LLC

By: _____
Name: _____
Its: _____

21 Kristin Apartments II LLC

By: _____
Name: _____
Its: _____

8 (Red Arrow signature)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Red Arrow Investments, LLC

By: _____
Name: Mark Steenstra
Its: Manager

21 Kristin Drive Owner LLC

By: Adam M. Heiman
Name: Adam M. Heiman
Its: General Counsel, Bayshore Properties

21 Kristin Apartments II LLC

By: Adam M. Heiman
Name: Adam M. Heiman
Its: General Counsel, Bayshore Properties

8. (21 kristin signature)

EXHIBIT A
ADJACENT PROPERTY

Parcel 1: The East 206.30 Feet of Lot 2, as Measured Along the North Line of Said Lot 2 in Barry Subdivision Being a Subdivision in the East ½ of the Northwest ¼ of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for Ingress and Egress for the Benefit of Parcel 1 as Set Forth in the Reciprocal Easement Agreement dated as of January 24, 2007 and Recorded January 26, 2007 as Document 0702615054, By and Between 21 Kristin Developers LLC and 24 Kristin Commercial LLC.

Commonly known as: 22 Kristin Drive, Schaumburg, Illinois

Permanent Index Number: 07-10-101-036-0000

EXHIBIT B
APARTMENT PROPERTY

Parcel 1: Lots 1, 2 (Except the East 206.30 Feet of Said Lot 2, as Measured Along the North Line Thereof) and Lot 3 in Barry Subdivision Being a Subdivision in the East ½ of the Northwest ¼ of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, According to the Plat Thereof Recorded July 31, 2001 as Document Number 0010690003, in Cook County, Illinois.

Parcel 2: Easement for Pedestrian Traffic and Vehicular Access, Ingress and Egress for the Benefit of Parcel 1, as Set Forth in the Reciprocal Easement Agreement dated as of January 24, 2007 and Recorded January 26, 2007 as Document 0702615054, By and Between 21 Kristin Developers LLC and 24 Kristin Commercial LLC.

Parcel 3: Easement for Recreational Use for the Benefit of Parcel 1, as Set Forth in Amendment to Grant of Easements for Ingress and Egress to and Use of Lake and Second Amendment to Grant and Facilities Agreement Recorded June 15, 2006 as Document No. 0616610044 and Re-Recorded September 22, 2006 as Document No. 0626518004.

Commonly known as: 21 Kristin Drive, Schaumburg, Illinois

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Steven L. DeGraff
Much Shelist Feed Denenberg Ament & Rubenstein, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

0702615054

Doc#: 0702615054 Fee: $40.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 01/26/2007 01:13 PM Pg: 1 of 9

8369093 DZMM

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (the "**Agreement**") is made and entered into as of the 24th day of January, 2007 by and between 21 Kristin Developers LLC, an Illinois limited liability company ("**21 Kristin**") and 24 Kristin Commercial LLC, an Illinois limited liability company ("**24 Kristin**").

RECITALS

A. 21 Kristin is the owner of a certain parcel of real estate legally described on **Exhibit A** attached hereto and incorporated by reference (the "**21 Kristin Parcel**"). The 21 Kristin Parcel consists of, among other things, an apartment building containing 357 units and indoor and outdoor parking spaces. The 21 Kristin Parcel also contains a pool, tennis courts, playgrounds and a lake (collectively, the "**Recreation Facilities**"), as depicted on the Site Plan attached hereto as **Exhibit C** (the "**Site Plan**").

B. 24 Kristin is the owner of a certain parcel of real estate legally described on **Exhibit B** attached hereto and incorporated by reference which is adjacent to parts of the 21 Kristin Parcel (the "**24 Kristin Parcel**"). The 24 Kristin Parcel consists of a one-story brick building with surface parking spaces and is currently occupied by a Montisorri School.

C. 21 Kristin and 24 Kristin desire to make integrated use of certain portions of Lot 2 and Lot 3 as depicted on the Site Plan, for ingress, egress and use. As such, the parties agree to create certain rights, privileges, obligations, duties and easements and impose certain covenants upon the respective parcels.

AGREEMENTS

NOW, THEREFORE, in consideration of the above recitals, the covenants and agreements hereinafter set forth, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Incorporation of Recitals**. The recitals contained above are incorporated herein by reference.

2. **Access Easements.** The parties hereby grant and convey to each other (as the case may be), their employees, licensees, guests, invitees, agents and tenants, the following easements (along with the improvements thereon, each as "Access Easement" and collectively referred to as the "Access Easements"):

(a) Easements for Pedestrian Traffic, Ingress and Egress. Each of the parties hereby grants and conveys to the other, their employees, licensees, guests, invitees, agents and tenants, non-

BOX 334

exclusive appurtenant easements for pedestrian traffic, vehicular access and ingress and egress to, from and over the parking and driveway areas of Lot 2 of Exhibit C of each other's respective parcel.

(b) Easement for Parking. 21 Kristin grants and conveys to 24 Kristin, their employees, licensees, guests, invitees, agents and tenants, a non-exclusive appurtenant easement for parking of automobiles in any parking space maintained on that portion of Lot 2 of the 21 Kristin Parcel as guest parking space(s).

(c) Easement for Recreational Facilities. 21 Kristin grants and conveys to the 24 Kristin, their employees, licensees, guests, invitees, agents and tenants, a non-exclusive appurtenant easement for ingress and egress to and from and free use of the Recreational Facilities. Use of the forgoing shall require the 24 Kristin users to comply with (1) the terms of any recorded documents affecting the 21 Kristin Parcel, including but not limited to, a Condominium Declaration; and (2) any Rules and Regulations relating to the Recreational Facilities that are issued from time to time by 21 Kristin (collectively, the "**Documents**"). 21 Kristin reserves the right to modify the Documents at any time in its reasonable discretion. Notwithstanding the above, so long as the 24 Kristin Parcel is used as a school or educational facility, 24 Kristin will have unfettered access to the playground.

3. **Use of Easement Parcel.** The parties agree that no fence or other barrier shall be erected or permitted within or across the parties respective Parcels which would prevent or obstruct the passage of pedestrian or vehicular travel provided for herein; provided, however, that the foregoing shall not prohibit (a) the temporary erection of barricades which are reasonably necessary for security and/or safety purposes in connection with the construction, reconstruction, repair and maintenance of improvements on the respective Parcels, or (b) the construction of limited curbing or other forms of traffic controls along the outer perimeter of the respective Parcels, or (c) barriers or fences currently maintained on the 21 Kristin Parcel and 24 Kristin Parcel.

4. **Covenants Run with the Land.** The easements and all other rights, privileges, covenants, conditions and restrictions contained herein, shall be deemed to be covenants running with the land, and shall inure to the benefit of and be binding upon both the affected portions of the 21 Kristin and 24 Kristin Parcels, and their respective successors and assigns. Reference to the easement in any deed of conveyance, or any other document of ownership, or mortgage or trust deed or other document of obligation, shall be sufficient to create and reserve the rights and obligations set forth herein on the terms hereof as fully as completely as though this Grant and all of its terms were recited in such document.

5. **Insurance and Indemnification.**

(a) 21 Kristin will use commercially reasonable efforts to obtain liability insurance which covers the use of the Recreation Easement by 24 Kristin. The entire incremental cost of the insurance (in excess of the cost of the insurance that would be paid by 21 Kristin if the additional coverage was not being provided by 21 Kristin insurer pursuant to this subparagraph) will be paid by 24 Kristin to 21 Kristin upon demand.

(b) 24 Kristin will indemnify, defend and hold 21 Kristin harmless from any loss, cost, liability, lien or expense (including reasonable attorneys' fees) that 21 Kristin incurs or sustains as a result of any personal injury or property damage directly or indirectly caused by 24 Kristin or its tenants, contractors or agents, with regard to any or all of the rights granted to 24 Kristin under this Agreement.

(c) 21 Kristin will indemnify, defend and hold 24 Kristin harmless from any loss, cost, liability, lien or expense (including reasonable attorneys' fees) that 24 Kristin incurs or sustains as a result of any personal injury or property damage directly or indirectly caused by 21 Kristin or its tenants, contractors or agents, with regard to any or all of the rights granted to 21 Kristin under this Agreement.

6. Breach Shall Not Permit Termination. It is expressly agreed that no breach of this Grant shall entitle any party to cancel, rescind or otherwise to terminate this Grant, but such limitation shall not affect in any manner, any other rights or remedies which such party may have hereunder by reason of any breach of this Agreement.

7. Real Estate Taxes. Each Owner shall be responsible for paying all real estate taxes with respect to its Property, including any Improvements thereon.

8. Amendment. The Easements granted hereunder shall not be terminated, and this Agreement shall not be amended or in any manner altered, without the written approval of all Owners and their respective mortgagees of record.

9. Counterparts. This Agreement may be executed in counterparts all of which, when taken together, shall constitute but one and the same instrument.

10. Enforceability.

(a) This Agreement shall be enforceable in the Circuit Court of Cook County, in accordance with the laws of the State of Illinois, by appropriate action at law or in equity.

(b) The illegality, invalidity or unenforceability under any law of any covenant, restriction or condition, or of any other provision of this Agreement shall not impair or affect in any manner the validity, enforceability or effect of the remaining provisions of this Agreement, so long as the general intent of this Agreement can still be given effect without the defective provision.

(c) This Agreement and all terms and conditions hereof shall be construed and enforced in accordance with the laws of the State of Illinois.

11. Attorney's Fees. Subject to Section 4(a) hereof, the prevailing party in any action brought to enforce the provisions of this Agreement shall be entitled to recover from the other party, in addition to any other damages, costs, or expenses, such party's reasonable attorney's fees incurred in connection with such action.

12. Notices. All notices, consents, approvals to or demands desired or required to be given under the provisions hereof, shall be in writing. Any notices or demands from one party to another shall be deemed to have been duly and sufficiently given if a copy thereof has been personally served, forwarded by expedited messenger or recognized overnight courier service with evidence of delivery or mailed by United States registered or certified mail in an envelope properly stamped and addressed as follows:

To 21 Kristin:

21 Kristin Developers LLC
1940 North Clark Street
Chicago, Illinois 60614
Attn: Christopher Feurer

To 24 Kristin:

24 Kristin Commercial LLC
2636 North Lincoln Avenue
Chicago, Illinois 60657
Attn: Steven Golovan

The effective date of such notice shall be the date of actual delivery, except that if delivery is refused, the effective date of notice shall be the date delivery is refused.

13. **Successor and Assigns.** This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, each owner has caused its duly authorized member to sign this Agreement.

21 KRISTIN DEVELOPERS LLC, an Illinois limited liability company

By:_____
Name: Christopher Feurer
Title: Manager

24 KRISTIN COMMERCIAL LLC, an Illinois limited liability company

By:_____
Name: Steven Golovan
Title: Manager

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Siobhan Lally, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Feurer, as Manager of 21 KRISTIN DEVELOPERS LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said 21 KRISTIN DEVELOPERS LLC, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24 day of January, 2007.

OFFICIAL SEAL
SIOBHAN LALLY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/23/09

Notary Public

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Siobhan Lally, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Steven Golovan, as Manager of 24 KRISTIN COMMERCIAL LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said 24 KRISTIN COMMERCIAL LLC, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24 day of January, 2007.

OFFICIAL SEAL
SIOBHAN LALLY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/23/09

Notary Public

EXHIBIT A

Legal Description

LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST ½ OF THE NW ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE TPM, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Legal Description

THE EAST 206.30 FEET OF 2, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 2 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST ½ OF THE NW ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT C

Site Plan

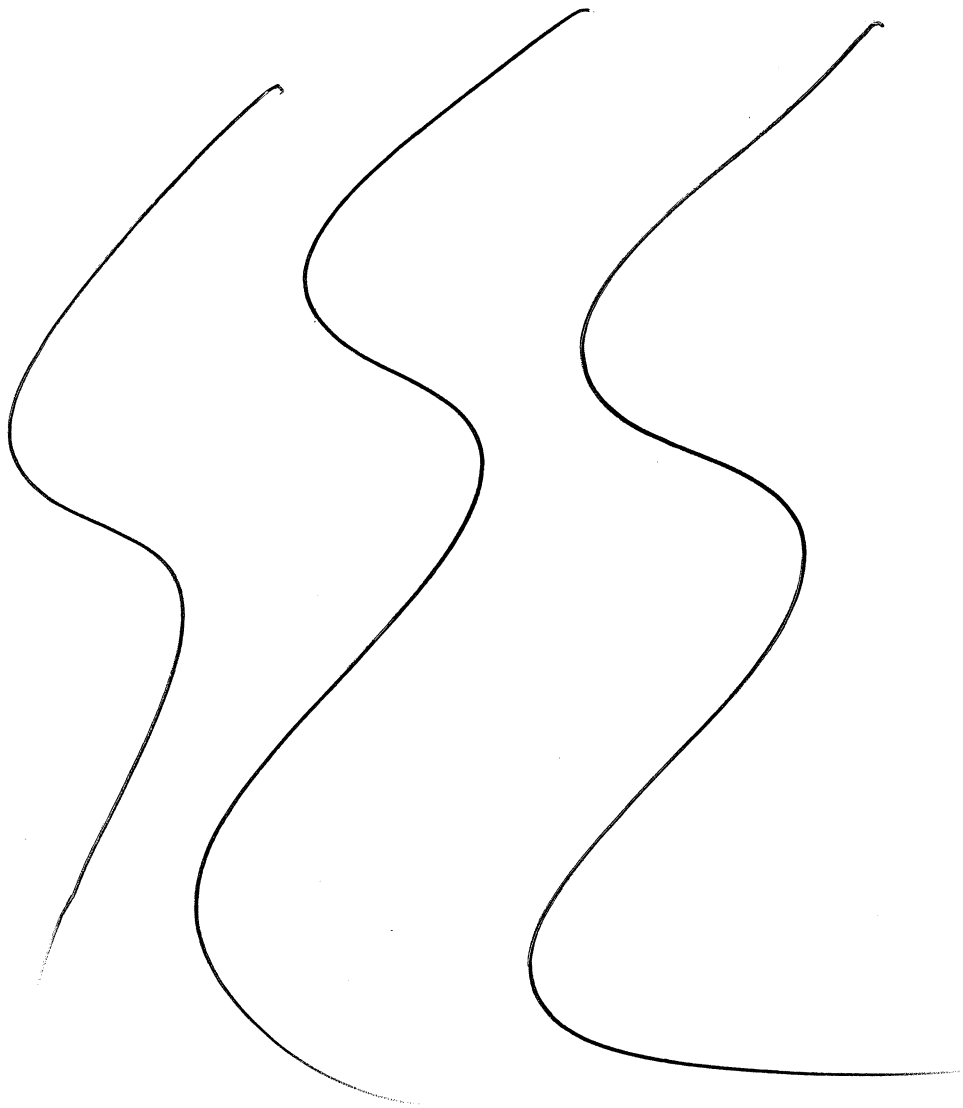
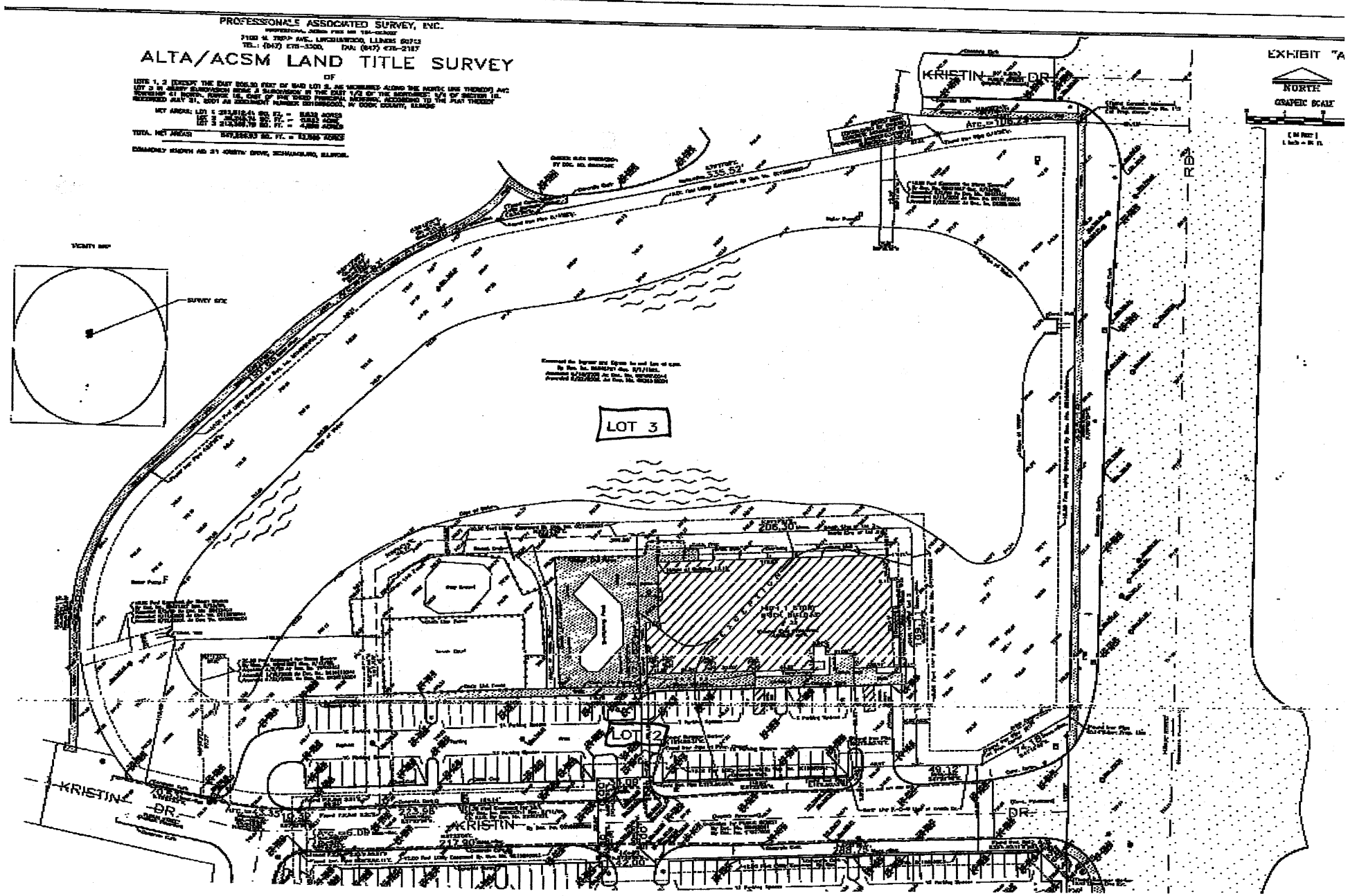


EXHIBIT C


PROFESSIONALS ASSOCIATED SURVEY, INC.
ALTA/ACSM LAND TITLE SURVEY
OF
EXHIBIT "A"
NORTH
KRISTIN DR
LOT 3
LOT 2
KRISTIN DR
KRISTIN DR
RBA

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N. TRIPP AVE, LINCOLNWOOD, ILLINOIS 60712
TEL. (847) 675-3000 FAX (847) 675-2167
e-mail: pa@professionalsassociated.com
www.professionalsassociated.com

ALTA/NSPS LAND TITLE SURVEY

OF

PARCEL 1:
THE EAST 206.30 FEET OF LOT 2, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 2 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.

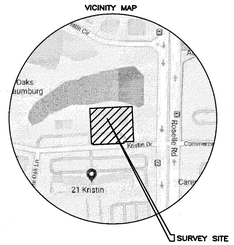
LAND TOTAL AREA: 35,930.36 SQ. FT. = 0.825 ACRE

EXTERIOR FOOTPRINT AREA OF BUILDING: 14,048.59 SQ. FT.

COMMONLY KNOWN AS: 22 KRISTIN DRIVE, SCHAUMBURG, ILLINOIS.

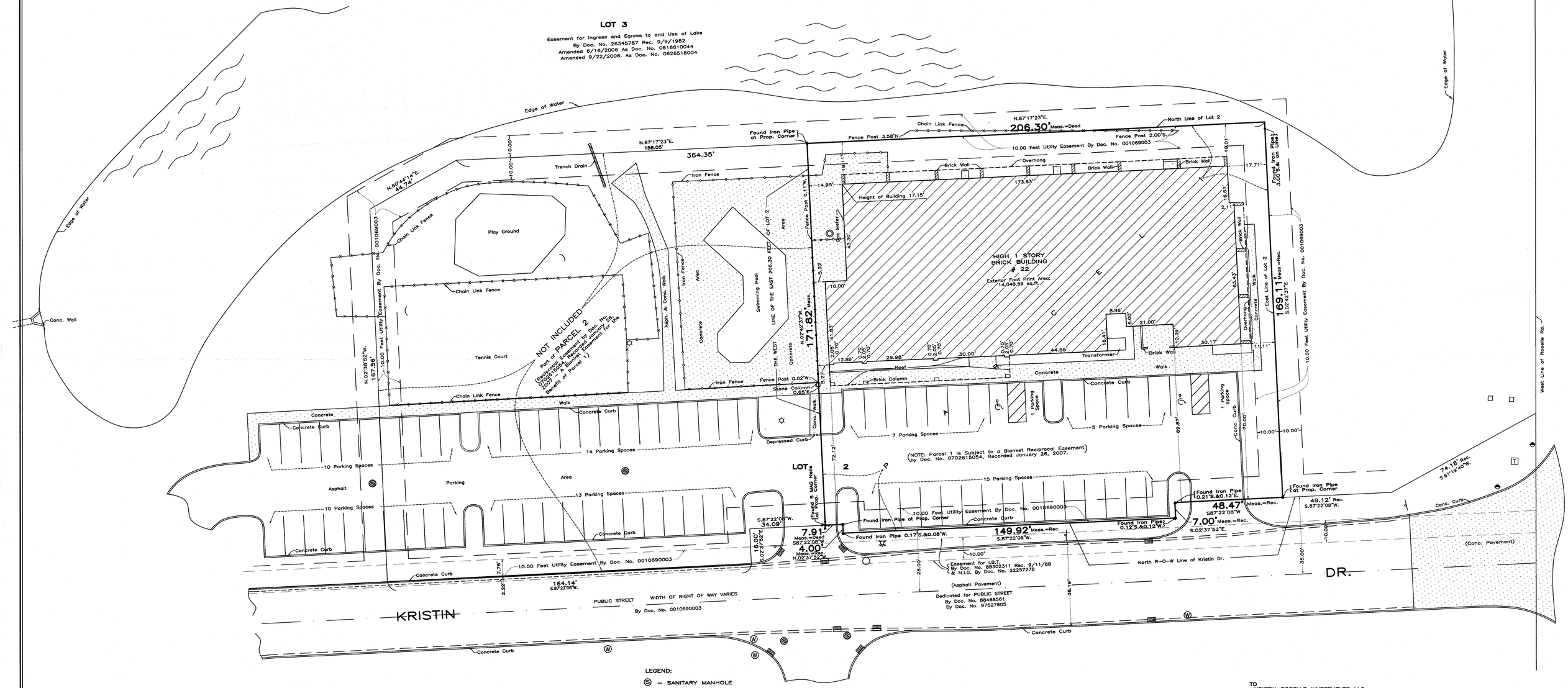
PERMANENT INDEX NUMBER: 07-10-101-036-0000

VICINITY MAP



NORTH

GRAPHIC SCALE
10 0 20 40
(IN FEET)
1 Inch = 20 Ft.



LEGEND:
- (S) – SANITARY MANHOLE
- – CATCH BASIN
- – INLET
- – MANHOLE
- (W) – WATER MANHOLE
- – FIRE HYDRANT
- (P) – TELEPHONE MANHOLE
- (T) – TRAFFIC MANHOLE
- – LIGHT POLE
- – SIGN
- – HANDICAPPED PARKING SPACE

PARKING:
REGULAR..... 28
DISABLED..... 2
TOTAL..... 30

BASIS: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 19NW7137284NB, EFFECTIVE DATE: FEBRUARY 13, 2019.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

ORDER NO.: 10-82557

SCALE: 1 INCH = 20 FEET.

DATE OF FIELD WORK: August 23 , 2019.

ORDERED BY: KEITH L. MOORE, Attorney at Law

FLOOD CERTIFICATE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF VILLAGE OF SCHAUMBURG, ILLINOIS DATED AUGUST 19, 2008 COMMUNITY PANEL NUMBER 170158 0167 J. THIS PROPERTY IS IN A MINIMUM FLOOD AREA AND IS DESIGNATED AS ZONE "X" AND ZONE "A" NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

PROFESSIONAL LAND SURVEYOR
HYLTON E. DONALDSON
035-002818
LINCOLNWOOD
ILLINOIS
STATE OF ILLINOIS

TO
-KRISTIN ROSELLE INVESTMENTS LLC
-OLYMPIA ACQUISITIONS LLC
-KRISTIN 22 LLC
-INLAND BANK AND TRUST
-CHICAGO TITLE INSURANCE 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, 3, 4, 7(a), 7(b)1, 7(c), 8, 9 and 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON August 23 , 2019.

DATE OF PLAT October 21, 2019.

Hylton E. Donaldson

IL. PROF LAND SURVEYOR NUMBER 35-2519
MY LICENSE EXPIRES NOVEMBER 30, 2020.
Drawn by: G.M. & J.V.

Development Review Application

DEVR-26-42

Submitted On: Jun 29, 2026

Applicant

AMANDEEP SINGH
[redacted]
[redacted]

Primary Location

22 KRISTIN DR
Schaumburg, IL 60195

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Ian Salzman

Z2607-01 / ASHFORD ACADEMY / 22 Kristin Drive / Special Use for a Daycare Center

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

TENANT

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

RED ARROW INVESTMENTS, LLC

Property Owner Street Address

306-N WEST EL NORTE PKWY #4

Property Owner City

ESCONDIDO

Property Owner State

CA

Property Owner Zip Code

92026

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-10-101-036-0000

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

Applying for special use permit for an existing daycare location that was operated as daycare

Project Staff

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

Village of Schaumburg
Zoning Board of Appeals
August 12, 2026

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:11pm.

ROLL CALL

Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar

Member(s) Absent: Pat Riley

A quorum was present.

Also Present:

Sworn in for testimony:	Ian Salzman Associate Planner	Amandeep Singh 22 Kristin Drive Schaumburg

Mr. Amandeep Singh, Petitioner, stated that he would like to open a daycare facility at 22 Kristin Drive where a former daycare existed for several years. His background is in business operations, and he has spent a number of years supporting childcare programs and understands what it takes to operate them successfully. His wife has spent 20+ years working directly in childcare education. Her experience includes teaching, curriculum, classroom management, administration and leadership roles. What makes Ashford Academy different is that it will be owner-operated. They will not be absentee owners and will be directly involved in the day-to-day operations of the center including safety, staffing, family communication and educational quality. They view this as a long-term commitment. They will be able to accommodate a maximum of 146 children, and their proposed hours are Monday – Friday 6:30am – 6pm. They will be utilizing the property's existing parking and circulation areas with staff supervision and secure check-in and check-out procedures.

Chairman Raimondi asked the Recording Secretary if all of the proper public notices were completed and she said, yes.

Mr. Ian Salzman stated that this tenant space was formerly occupied by Guidepost Montessori. The space is approximately 13,000 square feet. It currently includes eight classrooms, and the Petitioner will be changing one of the activity rooms into a classroom. They will provide full-day childcare from six weeks through pre-K. At capacity, they will have 25 – 30 employees. The hours will be Monday – Friday, 6:30am – 6pm, and there is sufficient parking. The parking area to the west of the subject property has a shared parking agreement with the adjacent property which allows for employees, guests, agents and tenants to park in that area. This tenant space has been a pre-school for nearly 40 years. Mr. Salzman said that Staff is supportive of the request and recommends approval, subject to the conditions in the Staff Report.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

Ms. Errera asked where the outside play area will be located. Mr. Singh said it will be on the west side of the building, at the back end. She asked if it's correct that the children will only be able to get in and out of the playground area through the tenant space. Mr. Singh said that every room has an emergency door or a door that leads to the playground or they can come from the front of the building when escorted by teachers and staff. She asked if it's correct that the playground is just for the daycare and no outside children will be permitted. Mr. Singh said that they have an agreement with the condo association that allows them to have exclusive rights to use the playground from 8:30am – 3:30pm. He confirmed that they will only be occupying the playground within that timeframe and added that the indoor activity room will be used throughout the day.

Mr. Mytych asked if anything with the playground has changed since the last daycare occupied the space, and Mr. Singh said no. He also asked the Petitioner if he agrees to the conditions in the Staff Report, and Mr. Singh said yes.

Mr. Bhagwakar stated that it looks good.

Mr. Dolbeare stated that the proposed daycare is a perfect location for this space and added that the condo association has worked very well with the daycares that have occupied this tenant space for decades.

Ms. Veatch asked how the Petitioner intends to keep other people out of the playground area from 8:30am – 3:30pm. Mr. Singh said they have exclusive rights with the association, and it is not open to the public. She asked if the Petitioner has any plans to renovate their space. Mr. Singh said that, currently, they only have plans to convert one of the two activity rooms into a classroom. Mr. Salzman said that they will be adding a vestibule at the front entrance, and Mr. Singh said the purpose is for security reasons. The vestibule will allow parents and their children to not have to wait outside in line during the winter.

Mr. Morreale asked if any cooking will take place onsite, and Mr. Singh said no, as they will have food catered in.

Mr. Szurgot stated that he was curious about the playground being located next to the pool. Mr. Singh said the pool area is fenced in and locked and they will not have access to it. Condo residents can use the pool but will have no access to enter the playground. Mr. Szurgot asked if it's correct that the children will be supervised by staff while in the playground area, and Mr. Singh said, yes.

Chairman Raimondi stated that it helps that the proposed has been a daycare for several years. He was initially concerned about the parking but concluded that it looks like it should work. He had the same concern as Mr. Szurgot about the pool and playground area.

PUBLIC HEARING CLOSED

Mr. Morreale made a motion, seconded by Ms. Errera to close the hearing.

All ayes **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Mr. Errera, to recommend approval of a Special Use for a Daycare Center for Ashford Academy located at 22 Kristin Drive, Case No. Z2607-01 subject to the following conditions:

1. 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.
2. A sign permit shall be required for all wall signs, ground signs, and any other signs requiring permit review as listed in § 155.125 prior to installation. Prior to issuance of a sign permit, the petitioner shall submit a sign plan to the Village for review and approval.
3. An administrative amendment shall be required for any short-term parking signs prior to installation. Prior to issuance of an administrative amendment, the petitioner shall submit a sign plan and site plan to the Planning Division for review and approval.
4. The Special Use shall be substantially in accord with the Business Narrative received by the Community Development Department on June 29, 2026.
5. All terms and conditions of Ordinance No. 2823 and 93-027, or other ordinances not specifically revised herein are hereby reaffirmed by reference.
6. Prior to the issuance of a building permit, the petitioner shall submit revised drawings and/or clarifications to the Director of Community Development which illustrate the following:
    a. No occupancy classification is indicated on the submitted drawings. Revise the plans to identify the occupancy classification. Day care facilities shall be classified as either Group E or Group I-4, as applicable, in accordance with 2021 IBC Sections 308.5 and 308.5.1. Provide sufficient information to verify the correct occupancy classification.
    b. No construction type is indicated on the submitted drawings. Revise the plans to identify the building construction type in accordance with 2021 IBC Chapter 6.
    c. The submitted drawings do not indicate whether the building is equipped with an automatic fire sprinkler system. Revise the plans to identify the fire sprinkler status of the building, including whether the system is not to be provided, is existing, or is proposed as part of this project. Provide sufficient information to verify compliance with 2021 IBC Section 901 and Village Ordinances.
    d. No occupant load calculations have been provided on the submitted drawings. Revise the plans to include occupant load calculations for all applicable areas in accordance with 2021 IBC Section 1004.5. Provide sufficient information to verify compliance with applicable egress and occupancy requirements.
    e. Plumbing Fixture Counts - Daycare: Minimum plumbing fixture counts in Illinois are typically determined in accordance with Illinois Plumbing Code, Part 890, Appendix A, Table B. However, for child daycare facilities, the fixture requirements for children established by the State of Illinois Department of Children and Family Services (DCFS) Licensing Standards for Day Care Centers (89 Ill. Adm. Code Part 407) typically exceed the fixture requirements determined by Appendix A, Table B. Therefore, DCFS requirements will generally govern the required number of children's plumbing fixtures. Fixture requirements for adults and employees shall be determined in accordance with

Illinois Plumbing Code, Appendix A, Table B, specifically under the category "All Facilities for Employee Use." Provide plumbing fixture calculations demonstrating compliance with both requirements and size the required fixture counts based on the more restrictive applicable criteria.

f. No life safety plan has been submitted. Provide a life safety plan identifying the applicable egress information necessary to verify compliance with 2021 IBC Chapter 10. The life safety plan shall include occupant loads for each space in accordance with 2021 IBC Table 1004.5; allowable and actual exit access travel distances in accordance with 2021 IBC Table 1017.2; allowable and actual common path of egress travel distances for spaces with one exit or exit access doorway in accordance with 2021 IBC Table 1006.2.1; allowable and actual dead-end corridor distances in accordance with 2021 IBC Section 1020.5; minimum and actual corridor widths in accordance with 2021 IBC Section 1020.3; required and actual corridor fire-resistance ratings in accordance with 2021 IBC Section 1020.1; and required and actual exit capacity in accordance with 2021 IBC Section 1005.3.2. Revise the plans to provide sufficient information to verify compliance with applicable life safety requirements.

g. The submitted plans do not identify the occupancy classification or occupant loads. Where serving a Group E occupancy with a corridor occupant load of 100 or more, the minimum required corridor width is 72 inches in accordance with 2021 IBC Section 1020.3. Portions of the main corridor appear to be less than 72 inches wide. Provide the occupancy classification and occupant load calculations, and revise the corridor width as necessary for compliance.

h. The submitted drawings do not provide sufficient information to verify the required occupancy separation between the Condo Association and the Day Care Facility. Identify the occupancy classification of each area and indicate the required fire-resistance-rated separation in accordance with 2021 IBC Table 508.4. Note: The required separation rating is dependent on the final occupancy classifications (e.g., Group B and Group E or I-4) and whether the building is protected throughout by an automatic sprinkler system. Provide sprinkler status and occupancy classification to verify the applicable separation requirement.

i. The submitted documents do not provide sufficient information to determine the required fire-resistance rating of the exit-access corridor. Provide the occupancy classification, occupant load, sprinkler status, and construction details necessary to verify the required corridor rating in accordance with 2021 IBC Section 1020.2. Revise the plans to identify the required and provided corridor fire-resistance rating and demonstrate compliance.

j. Clarify the intended use of the "GMA" room. Indicate whether the space is intended to function as a classroom/playroom, a gross motor activity area, or another accessory activity space. Provide the applicable occupancy classification and occupant load factor used for this area in accordance with 2021 IBC Table 1004.5.

k. Classification of Work: The classification of the work under the 2021 IEBC falls within the following classification: Alteration – Level 2. (Information Only)

l. As an Alteration – Level 2, required accessibility improvements shall be limited to 20% of the project cost. (Information Only)

m. Accessible access to and from employee work areas is required. Provide the required door maneuvering clearances at one or both kitchen doors in accordance with 2017 ICC A117.1 Section

404.2.4 and the 2018 Illinois Accessibility Code. Refer to the "orange" rectangles shown on the plan mark-up for locations requiring clarification. Revise the plans to demonstrate compliance with applicable accessibility requirements.

7. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:
   a. Demolition Site Plan; Sheet A100, prepared by Soos & Associates, Inc., dated July 16, 2020, received by the Community Development Department on June 29, 2026.
   b. Site Plan; Sheet A110, prepared by Soos & Associates, Inc., dated July 16, 2020, received by the Community Development Department on June 29, 2026.
   c. Dimension Floor Plan; Sheet A202, prepared by Soos & Associates, Inc., dated July 16, 2020, received by the Community Development Department on June 29, 2026.
   d. Building Elevations; Sheet A400, prepared by Soos & Associates, Inc., dated July 16, 2020, received by the Community Development Department on June 29, 2026.
   e. Business Narrative; Pages 1-3, prepared by Amandeep Singh, received by the Community Development Department on June 29, 2026.
   f. Letter of Justification; Pages 1-2, prepared by Amandeep Singh, received by the Community Development Department on June 29, 2026.
   g. Property Owner Authorization Letter; prepared by Mark Steenstra, dated June 29, 2026, received by the Community Development Department on June 29, 2026.
   h. Plat of Survey; Page 1, prepared by Hylton E. Donaldson, dated January 19, 2022, received by the Community Development Department on June 29, 2026.
   i. Reciprocal Easement Agreement; Pages 1-11, signed by Mark Steenstra and Adam M. Heiman, dated July 9, 2026, received by the Community Development Department on August 5, 2026.
   j. Reciprocal Easement Agreement (Document # 0702615054); Pages 1-10; signed by Christopher Feurer and Steven Golovan; dated January 24, 2007; recorded with the Cook County Recorded of Deeds on January 26, 2007.

MOTION CARRIED: vote: 8-0 with one member(s) absent

A poll was taken: Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Absent
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, 8/25/26.

ADJOURNMENT

The meeting was adjourned at 7:30pm.

Ian Salzman, AICP, Associate 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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Award Bid for the Streetlight Painting Program to Muscat Co.
08/25/26
Village Board

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

Account(s):	Budget:	Expense Request:
1014010-7257	$78,000	$59,412

The budget status for this request is: Under Budget

Amount Under Budget: $18,588

Executive Summary:

The Streetlight Painting Program is part of a new 10-year cyclical maintenance program that provides for the surface preparation and repainting of decorative and roadway streetlight poles throughout the Village. This work helps prevent corrosion, extends the service life of the poles, and preserves the appearance of the Village's public infrastructure.

The Village solicited competitive bids through Invitation for Bid (IFB) No. 2026-IFB-043. Six bids were received, with Muscat Co. submitting the lowest responsive and responsible bid in the amount of $59,412. The pole quantities shown on the bid are village-wide annual averages by pole type and do not account for specific project locations. Actual pole selection varies by project, and some years may require a greater number of higher-cost poles. Staff also coordinates painting work for poles located in close proximity to one another to improve efficiency and avoid sending the contractor to multiple locations throughout the Village. Staff is requesting authorization to award the contract to Muscat Co. for an amount not to exceed $78,000, based on the bid unit prices and the anticipated annual needs of the 10-year streetlight painting program.

Staff reviewed the bid submission and determined that Muscat Co. met all bid requirements, acknowledged all required certifications, and did not identify any exceptions to the contract documents. The company provided many municipal references as part of its bid package. Muscat Co. has previously completed satisfactory work for the Village, including painting the Barn Silo.

Staff recommend awarding the contract to Muscat Co. for the Streetlight Painting Program in an amount not to exceed the budgeted amount of $78,000 from account 1014010-7257, Line 20.

Recommended Action:

The Village Manager recommends the Village Board award the bid for the Streetlight Painting Program to the lowest responsible bidder, Muscat Co. of East Dundee, IL in an amount not to exceed $78,000.

ATTACHMENTS:

- Bid Tab
- Bid Submittal
- References

VILLAGE OF SCHAUMBURG

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

EVALUATION TABULATION

IFB No. 2026-IFB-043

Streetlight Painting Program

RESPONSE DEADLINE: July 6, 2026 at 10:00 am
Report Generated: Tuesday, August 4, 2026

SELECTED VENDOR TOTALS

Vendor	Total
Muscat Co.	$59,412.00
GO PAINTERS INC.	$69,740.00
Ms. Sebastian Painting, Inc.	$155,630.00
Envirologics INC	$158,100.00
Capital Industrial Coatings, LLC	$183,373.00
Aerial Painting Inc	$336,000.00

STREETLIGHT PAINTING POLE TYPE (Table 1 of 2)

Pictures included in Attachment A - Scope of Services

Streetlight Painting Pole Type					Aerial Painting Inc		Capital Industrial Coatings, LLC		Envirologics INC		GO PAINTERS INC.		Ms. Sebastian Painting, Inc.	
Selected	Line Item	Description	Qty	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	45' Streetlight Pole - 5'-15' mast arms - Single Fixture	44	Each	$3,000.00	$132,000.00	$1,733.00	$76,252.00	$1,500.00	$66,000.00	$675.00	$29,700.00	$1,205.00	$53,020.00
X	2	45' Streetlight Pole - 5'-15' mast arms - Single Fixture w/ Double Decorative	7	Each	$2,000.00	$14,000.00	$1,733.00	$12,131.00	$1,500.00	$10,500.00	$750.00	$5,250.00	$1,205.00	$8,435.00
X	3	35' Streetlight Pole - 5'-10' mast arms - Single Fixture	16	Each	$2,000.00	$32,000.00	$1,400.00	$22,400.00	$1,200.00	$19,200.00	$550.00	$8,800.00	$1,205.00	$19,280.00
X	4	25' Streetlight Pole - 8'-12' arms - Single Fixture	7	Each	$2,000.00	$14,000.00	$1,400.00	$9,800.00	$1,100.00	$7,700.00	$410.00	$2,870.00	$1,205.00	$8,435.00
X	5	25' Streetlight Pole - 8'-12' arms - Single Fixture w/ Double Decorative	2	Each	$2,000.00	$4,000.00	$1,400.00	$2,800.00	$1,100.00	$2,200.00	$460.00	$920.00	$1,205.00	$2,410.00
X	6	14' Decorative Streetlight Pole - Single Fixture	60	Each	$2,000.00	$120,000.00	$857.00	$51,420.00	$750.00	$45,000.00	$310.00	$18,600.00	$915.00	$54,900.00
X	7	14' Decorative Streetlight Pole - Double Fixture	10	Each	$2,000.00	$20,000.00	$857.00	$8,570.00	$750.00	$7,500.00	$360.00	$3,600.00	$915.00	$9,150.00
Total						$336,000.00		$183,373.00		$158,100.00		$69,740.00		$155,630.00

STREETLIGHT PAINTING POLE TYPE (Table 2 of 2)

Pictures included in Attachment A - Scope of Services

Streetlight Painting Pole Type					Muscat Co.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
X	1	45' Streetlight Pole - 5'-15' mast arms - Single Fixture	44	Each	$585.00	$25,740.00
X	2	45' Streetlight Pole - 5'-15' mast arms - Single Fixture w/ Double Decorative	7	Each	$660.00	$4,620.00
X	3	35' Streetlight Pole - 5'-10' mast arms - Single Fixture	16	Each	$513.00	$8,208.00
X	4	25' Streetlight Pole - 8'-12' arms - Single Fixture	7	Each	$386.00	$2,702.00
X	5	25' Streetlight Pole - 8'-12' arms - Single Fixture w/ Double Decorative	2	Each	$461.00	$922.00
X	6	14' Decorative Streetlight Pole - Single Fixture	60	Each	$235.00	$14,100.00
X	7	14' Decorative Streetlight Pole - Double Fixture	10	Each	$312.00	$3,120.00
Total						$59,412.00

[MUSCAT CO.] RESPONSE DOCUMENT REPORT

IFB No. 2026-IFB-043

Streetlight Painting Program

RESPONSE DEADLINE: July 6, 2026 at 10:00 am

Report Generated: Tuesday, August 4, 2026

Muscat Co. Response

CONTACT INFORMATION

Company:
Muscat Co.

Email:
brett@muscatpainting.com

Contact:
Brett Muscat

Address:
555 Ashland Ave
East Dundee, IL 60118

Phone:
(847) 361-7182

Website:
www.muscatco.com

Submission Date:
Jul 6, 2026 8:20 AM (Central Time)

ADDENDA CONFIRMATION

No addenda issued

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

Muscat Painting

Brett Muscat

847-361-7182

brett@muscatpainting.com

2. Equal Employment Opportunity Clause*

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:

A. That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, or ancestry; and further, that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such under utilization.

16. Upload any additional project docs (not required)

MASTER_REFERENCES_2026.pdf

PRICE TABLES

STREETLIGHT PAINTING POLE TYPE

Pictures included in Attachment A - Scope of Services

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	45' Streetlight Pole - 5'-15' mast arms - Single Fixture	44	Each	$585.00	$25,740.00
2	45' Streetlight Pole - 5'-15' mast arms - Single Fixture w/ Double Decorative	7	Each	$660.00	$4,620.00
3	35' Streetlight Pole - 5'-10' mast arms - Single Fixture	16	Each	$513.00	$8,208.00
4	25' Streetlight Pole - 8'-12' arms - Single Fixture	7	Each	$386.00	$2,702.00
5	25' Streetlight Pole - 8'-12' arms - Single Fixture w/ Double Decorative	2	Each	$461.00	$922.00
6	14' Decorative Streetlight Pole - Single Fixture	60	Each	$235.00	$14,100.00
7	14' Decorative Streetlight Pole - Double Fixture	10	Each	$312.00	$3,120.00
TOTAL					$59,412.00



REFERENCES

~ = SINGLE YEAR OR MULTI YEAR CONTRACTS; SANDBLAST HYDRANTS PRIME AND FINISH COAT

CAROL STREAM ILLINOIS 630-871-6262 ~600

BARTLET HYDRANTS ILLINOIS 312-5505719 ~500

BLOOMINGDALE ILLINIOS HYDRANTS ~300

DOWNERS GROVE ILLINOIS HYDRANTS 630-434-5460 ~1400 HYDRANTS

WOODRIDGE ILLINOIS HYDRANTS 630-719-4758 ~400

GLEN ELLYN ILLINOIS HYDRANTS 630-742-2782 ~200

WINFIELD ILLINOIS HYDRANTS 630-461-2744 ~500

BURR RIDGE ILLINOIS HYDRANTS 630-280-5065 ~400

HANOVER PARK ILLINOIS HYDRANTS 630-823-5652 ~250

CARPENTERSVILLE ILLINOIS HYDRANTS 847-707-6426 ~1400

LAKE BARRINGTON SHORES ILLINOIS 847-382-1660 ~125

HENDEDRSON KENTUCKY 270-454-4115 ~400

DUPAGE COUNTY ILLINOIS630-207-6400 ~1400

ST CHARLES ILLINOIS 630-327-7012 ~3500

CITY OF UPPER ARLINGTON OHIO (614) 583-5286 ~900

VILLAGE OF OSWEGO ILLINOIS 630-330-6948 ~900

VILLAGE OF ADDISON ILLINOIS630-620-2020 ~2100

CITY OF ANTIOCH ILLINOIS847-219-8085 ~500

CORE & MAIN ILLINOIS 630-615-9493 ~500

WHEATON ILLINOIS 630-260-2092 ~500

CITY OF OMAHA, NEBRASKA 402-290-7689 ~5000

Village of Schaumburg
Silo at public park center
Mark Rysavy 630-329-6299
Pressure washing, priming and finish coating of silo
Senior Center old barn building
approx 20,000

Schaumburg Park District
John Safakas
Multiple Buildings Interior and Exteriors
235 E Beech Dr
Schaumburg, IL
847-985-2115
~$125,000 cumulative

MUSCAT
CO.



555 ASHLAND AVENUE
EAST DUNDEE, ILLINOIS 60118
Ph 847-428-6225 Fax 847-428-6125
Providing Expert Finishes Since 1938
www.muscatpainting.com

All work completed with our own in house TTC MOT meeting MUTCD requirements.

Gallatin Tennesee
Prime and painted multiple traffic intersection
poles and mast arm signals
Painted overhead street lights
Lyndon 615-533-8704
Junior 615-946-4897

VILLAGE OF GLENVIEW
2500 EAST LAKE AVENUE
GLENVIEW, IL 60026
(847) 724-1700
Daniel 847-376-0087
Joe 847-904-4472

Rocky Mount North Carolina
Primed and painted numerous over head decorative street lights multi year contract
Allen Richardson
252-350-0410

Bradenton Florida
Primed and Painted approx 10 intersections mast arms and stress poles traffic signal intersections
Painted decorative
Street light poles.
Chris Walters
941-290-9338
Marla Ryder
941-782-0094

Sarasota County
Traffic signal intersections
Mast arms and stress poles
Decorative street light poles.
Stephen Smagacz
941-313-7008

REFERENCES

Broward County Traffic Engineering
Broward County Florida
Pressure washed, sandblasted, primed and finish coated traffic stress poles and mast arms signals throughout county including application of all Broward County MOT permits and included traffic MOT TTC permit coordination with Broward County and the rail roads.
~125,000 Alex Vickers Traffic Operations Superintendent 954-847-2701
2300 W. Commercial Blvd., Fort Lauderdale, FL 33309

City of Sarasota
Traffic signal intersections
Mast arms and stress poles
Decorative street light poles.
DJ Green 941-376-0318

City of Broken Arrow, Oklahoma
Traffic Signal Intersections
2025
18 intersections mast arms and stress poles
Renato Ochoa
918-644-6493

Johnson County Community College
Overland Park, Kansas
Jeff Allen 913-469-8500 x3687. ~160 35' to 50' Parking Lot light poles sand blasted, primed and finish coated

Village of Addison years of service 2013-2014-2015-2016-2017 -2018
Stewart McLeod phone 630-620-2020 email smcleod@addison-il.org
1491 West Jeffrey Drive
Addison Illinois 60101-4331
~30,000 to ~50000 per year multi year contract
Sandblasting, priming, and painting fire ~2000 hydrants with Temp Traffic Control

2019,2020

City of Saint Charles year of service 2018
Tim Wilson phone 630-377-4918 email twilson@stcharlesil.gov
200 Devereaux Way
Saint Charles, Illinois 60174
~750 fire hydrants

update ~2100 hydrants

Sandblasted, priming, and finish coated ~750 fire hydrants with Temp Traffic Control

City of Antioch
Sherry Hoban shoban@antioch.il.gov
Depot Street
Antioch, Illinois 60002
Sandblasted , primed, finish Coated ~ 50 31' and 16' light poles approx 30k
Sandblasted, primed, and finish coated approx 400 Fire hydrants (in process approx 40k)

Village of Cary
Scott Fish
Approx. 10,000 sqft
public works garage floor
epoxy polyaspartic
solid gray

Wheaton Park District
Brian Morrow
Arrowhead Golf course club
house building
847-488-0889

Village of Niles
Stress poles and mast arms
Todd Jackson
Niles Public Works
12 intersections traffic signal
847-626-4796

MUSCAT
CO.

555 ASHLAND AVENUE
EAST DUNDEE, ILLINOIS 60118
Ph 847-428-6225 Fax 847-428-6125
Providing Expert Finishes Since 1938
www.muscatpainting.com

Larry Paruszkiewicz | Superintendent
Facilities Management

City of Elmhurst, Public Works
Building and garages inside and out
137,000 2022

985 S. Riverside Dr., Elmhurst, IL 60126

630-530-3019
elmhurst.org

REFERENCES

Dupage County Illinois
Sandblast / prime/ finish coat ~700 fire hydrants 2019 - 2020
DuPage County Public Works
7900 S. Route 53
Woodridge, IL 60517
John Adams 630-207-6400

Saint Charles Public Works
Sandblast / prime/ finish coat ~1500 fire hydrants 2018 - 2020
City of St Charles
2 east main street
St Charles, Illinois 60174
Matt Wilson 630-327-7012

Municipal Utilities District M.U.D. -Omaha
Metropolitan Utilities District Sandblast / prime/ finish coat ~5000 contracted ~3000 fire hydrants 2020 ~2000 to be in 2021
1723 Harney Street
Omaha, Nebraska 68102
Nathan Williams 402-290-7689

City of Upper Arlington
City of Upper Arlington pressure / prime/ finish coat ~900 fire hydrants 2019-2020
3600 Tremont Road
Upper Arlington, OH 43221
Tom Nuttini (614) 583-5286

Village of Oswego
Sandblast / prime/ finish coat ~200 fire hydrants 2020, 200 in 2021, 200 in 2022
100 Theodore Dr.
Oswego, Illinois 60543
Tim Zasada 779-230-0537

Sarasota County Florida
Sandblast / prim finish coat ~300 various locations traffic mast arms and light poles 2020
Sarasota Florida
Stephen Smagacz 941-313-7008

Henderson Kentucky
Henderson Water Utility pressure wash / prime/ finish coat ~700 fire hydrants 2019-2020
111 Fifth Street
Henderson, Kentucky 42420
Ian Snow 270-454-4115

Ian Snow
Henderson water Utility
Henderson Kentucky
approx three year contract ~683 fire hydrants prepped and painted
ian.snow@hkywater.org
270-454-4115

Core & Main (previously HD Waterworks) multiple years of service ongoing
Keith Lawrence phone 847-343-8891 email Keith.Lawrence@hdsupply.com
Nick Hamilton phone 630-315-9493 email Nicholas.Hamilton@hdsupply.com
220 Westgate Dr,
Carol Stream, IL 60188
Hundreds of fire hydrants, multiple colors for multiple municipalities, some are completed At their facility, some are completed on project site of actual municipality with Temp Traffic Control

City of Naperville 2018
Kathy Rendek
Light poles
Naperville Illinois
various locations
pressure washing, spot priming and painting of ~ 40 light poles~ $12000 with Temporary Traffic Control
630-918-5251

City of Chandler, Arizona 2018
Chandler Arizona
Hector Peralta 602-639-1486 Hector.Peralta@chandleraz.gov
Sandblasting, priming, painting of Traffic Signal poles with Temp Traffic Control
Purchase order amount ~$240,000

Chris Drey 815-378-4061 year of service 2017
Village of Shorewood
One Town Center Blvd
Shorewood, Illinois 60404
Light poles sandblasted primed painted with Temp Traffic Control
~$35,000

Village of Mount Prospect 2017
50 South Emerson
Mount Prospect, Illinois
Parking garage pressure washing and painting with Temporary Traffic Control
~ $50,000
Paul Fahey
847-875-0886

Village of Wheaton
Ray Cattala
Multi year projects light poles ~ 300 cumalitive

Village of Elmhurst
Ray Delouy ~500 light poles and traffic signals multi year project 630-530-3019
Elmhurst Illinois

Village of Huntley 2016-2017
11097 Main Street
Huntley, Illinios
~100+ light poles macro poxy and 218 with Temp Traffic Control
~ $55,000 cumulative years
Robert 847-561-3801

Village of Woodridge
Jeff Moline 630-719-4754
Woodridge Illinois
~ 200 decorative light poles some green some black
~20 foot high

Village of Hinsdale 2017
19 E. Chicago Avenue
Hinsdale, Illinois 60521
Gina Hassett
630-789-7000
Update, Gina is no longer there. Please Contact Sammy Hanzel in lieu of Gina 630-789-7097
50 meter lap pool, dive well pool, 0 entry kiddie pool.
~$ 52,000.00

Northbrook Park District 2015-2016-2017
545 Academy Drive
Northbrook Illinois 60062
Nicole Buch
847-291-2960
District wide 2015 painting project
~ $33,000.00 and $38,000 multiyear

Village Green Baseball fieldhouse, light poles and 50' netting poles. Tecny Praire Park warming shelter, concessions building, baseball announcing building, Main club house, skate board shelter, golf course shelter, tennis court shelter, Village Green Playground equipment, Meadow hill park main pool building, Day care building numerous outbuildings, fencing at various baseball parks

Village of Winfield 2015
Attn John Schwartz jschwarz@villageofwinfield.com
Metra train station shelter repaints with pedestrian Temp Traffic Control
~ $ 15,000

Park District of Highland Park
636 Ridge Rd
Highland Park, IL 60035
Nick Meo
847.831.3810
25 meter lap pool, 0 entry combo
~$25,000.00

Des Plaines Park District Corrie Guynn 847-390-4939
Mystic Waters
2222 Birch Street
Des Plaines, Illinois
60018
Sand blasted pools 0 entry deep water and splash
~ $40,000.00

City of Upper Arlington Ohio
Tom Nutini tnutini@uaoh.net
Approx 800 fire hydrants sandblasted prepped primed and painted
614-583-5381

Village of Wheeling
2 Commons Community Blvd
Wheeling Illinios 60090
~~Lori Hazlewood~~ Vince Hoffman Projects, Christine Bajor Contracts, Insurance, NTProceed etc.
~~847-279-6951~~ 847-279-6942
~400+ Light Pole painting project 2015-2017 with Temp Traffic Control
Approx value total 60,000 over 3 years ~ 3 miles of cedar fencing two year project

City of Wilmette
Guy Lam
Public Works Department
711 Laramie Avenue
Wilmette, Illinois 60091
847-853-7705
~700+ Multi Year Contract street light pole painting IDOT traffic control with Temp Traffic Control
2015,2015,2016,2017,2018,2019

Batavia Park District
Attention Jim Eby
327 W. Wilson St.
Batavia, Illinois 60510
630-879-5235
Restoration of Train Depot Exterior with temporary pedestrian traffic control
~ 25,000

Oak Brook Park District
Darren
630-853-5507
Oak Brook Public Library Staining
~17,000

Mike Brady Superintendent
Libertyville Public Works
Streets and Utilities Division
600 North Avenue
Libertyville, Illinois 847-918-2071
~$100,000 cumulative years
Multi year contract ~600+ Sternberg light poles with IDOT traffic control with Temp Traffic Control

Arlington Heights Park District
Chris Nisbet
410 N. Arlington Heights Road
Arlington Heights, Illinois 60004
847-398-7780
~ $12,000 Gymnasium tennis courts

City of Geneva 2014
Jennifer Hilkemann
1800 South Street
Geneva, Illinois 60134
630-232-1503
~$36,000 Traffic signals and light poles with IDOT traffic control with Temporary Traffic Control, pedestrian and vehicle

Kane County Forest Preserve 2017-2016-2015-2014-2013
1996 S Kirk Rd # 320 Geneva, IL 60134-4118
Director of Operations and Maintenance
John Goreth (630) 232-5983
Fabyan Windmill Restoration- Geneva
Fabyan Villa- Geneva
Tomo Chi Chi Lodge- Gilberts
~$100,000 multiple projects cumulative

Dupage Forest Preserve 2015
Kline Creek Farm
Multiple Buildings Exteriors pressure washing scraping, painting with pedestrian Temporary Traffic Control
3S580 Naperville Road, Wheaton, Illinois 60189
630-988-7200
Wayne Miklausch Site Manager
~ $35,000

Lombard Park District 2011
227 W Parkside Avenue
Lombard, IL 60148-2592
Bill Sosnowski 630-620-7322
complete water park nine pools and adjoinments
~ $ 15,000

Village of Grayslake
Kevin Timony
Water Park approx 20,000
10 S Seymour Ave Grayslake, IL 60030
(847) 223-8515

Barrington Park District
235 Lions Drive
Barrington, Illinois 60010
- Pat McCord (847) 514-0065
Citizens Park/ Numerous Pavilion Exteriors and Lodges
~ $50,000.00

Carpentersville Fire Department buildings
John Skillman (847) 553-8212
Firehouse #2 Main St
Carpentersville , Illinois
60110
~$ 5,000

Dundee Township Park District-
270 Kennedy Drive
Carpentersville, Illinois 60110
Larry Muscatto (847) 347-9285
Dolphins Cove/Numerous Exteriors and Indoor Swimming Pool
~$50,000 CUMULATIVE

Itasca Park District
Joe McCan
Waterpark apprx 18,000
Village of Itasca, 550 W. Irving Park Rd, Itasca,
Illinois 60143-1795 | Ph: (630) 773-2257|
~$75,000 cumulative

St Mary's Catholic Church 847-426-4808
Matteson Street and Galligan Road
Gilberts, IL
Entire Exterior restoration & stripping
~$20,000

St Catherine of Siena School- 845 West Main Street
West Dundee, IL 60118
Margaret Sanders/ Renee Link 847-426-4808
Hallways, Bathrooms, Heaters, Gymnasium , stairways
Multiple Phases multiple prices

St Edward Central Catholic High School
335 Locust Street, Elgin Illinois
Father Ed Siszer 847-741-7536
Gymnasium Walls and Ceiling
~$15,000

Village Green Condominiums
605 Barrington Avenue
East Dundee Illinois 60118
Frank Mesio
847-844-3801
Complete exterior 100+ units
~$36,000

Conrad Fischer Elementary School
Elmhurst School District 205
Elmhurst Illinois
Gymnasium
Jerry Christopherson 630-730-0558
~$15,000

Schaumburg Park District
John Safakas
Multiple Buildings Interior and Exteriors
235 E Beech Dr
Schaumburg, IL
847-985-2115
~$125,000 cumulative

MUSCAT
CO.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement for Martingale Road and Higgins Road Bike Path - Phase II with BLA, Inc.
08/25/26
Village Board

Presenter: Ogar Somo, Senior Civil Engineer
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
SEE BUDGET TABLE	$801,060	$951,043

The budget status for this request is: Over Budget

Amount Over Budget: $149,983

Executive Summary:

The Village is proposing shared-use path improvements along Schaumburg Road, Martingale Road, Corporate Crossing, and Illinois Route 72 (Higgins Road) to improve bicycle and pedestrian connectivity in the southeastern portion of the Village. The project will address existing gaps in the regional bicycle network by constructing approximately 2.4 miles of Americans with Disabilities Act (ADA) compliant shared-use path and associated improvements. The project limits include:

- Schaumburg Road – south side of the road from Whitman Drive to Wildflower Lane and north side of the roadway from Wildflower Lane to Martingale Road.
- Martingale Road – west side of the street from Schaumburg Road to the existing mid-block crossing near the Marriott Hotel and on the east side from the mid-block crossing to Illinois Route 72 (Higgins Road)
- Corporate Crossing – south side of the street from Martingale Road to Spring Creek Circle
- Illinois Route 72 (Higgins Road) – north side of the roadway from Martingale Road to National Parkway

The proposed improvements will generally replace the existing 5-to-6-foot-wide sidewalks with 8-to 10-foot-wide shared-use paths designed to safely accommodate pedestrians, bicyclists, and other non-motorized users. The project also includes ADA-compliant curb ramp upgrades, pedestrian crossing improvements, traffic signal modifications, pavement markings, and other associated improvements necessary to accommodate the proposed facilities.

The Village has been awarded funding through the Illinois Transportation Enhancement Program (ITEP) and the Congestion Mitigation and Air Quality (CMAQ) Program to assist with construction and construction oversight of the project.

Civiltech Engineering, Inc. completed Phase I engineering services, and the Illinois Department of

Transportation (IDOT) approved the Project Development Report (PDR) in July 2025.

On May 29, 2026, the Village issued a Request for Qualifications (RFQ) to five firms from the Village's approved Engineering Consultant List to provide Phase II final design services. Five Statements of Qualifications (SOQ) were received and evaluated by the Engineering staff in accordance with IDOT's Qualifications-Based Selection (QBS) procedures. Based on the evaluation, staff determined that BLA, Inc. (BLA), of Itasca, IL, is the most qualified consultant to perform the Phase II final design services. BLA has extensive experience delivering federally funded transportation projects of similar scope and complexity and has demonstrated a successful working relationship with IDOT District One and the Village of Schaumburg.

Funds for Phase II final design services are included in the Village's FY 26/27 Capital Improvement Program (CIP) for $801,060, which includes land acquisition consulting services. In addition, $150,000 budgeted for Phase II in FY 25/26 was not expended and has been requested for rebudgeting into FY 26/27. This addition will bring the total available budget up to $951,060.

BLA, in partnership with Santacruz Land Acquisitions and Classen, White & Associates, P.C., has submitted a proposal in the amount of $951,043 to complete the Phase II final design services for the project. Of the total proposed fee, $621,770 is allocated to BLA for engineering design services, $223,000 to Santacruz Land Acquisitions for land acquisition services, and $106,273 to Classen, White & Associates, P.C. for land surveying services required to prepare land acquisition documents.

BLA's engineering design fee of $621,770 represents approximately 12% of the estimated $5.124 million construction cost, which is within the typical and acceptable range for Phase II final design services. The total proposal amount of $951,043 is within the future available budget of $951,060.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement for the Martingale Road and Higgins Road Bike Path – Phase II with BLA, Inc. of Itasca, IL in the amount of $951,043, and approve the required Resolution.

ATTACHMENTS:
- Budget Table
- Qualifications Table
- Proposal
- Resolution
- PSA-Partial Signed

Martingale Road and Higgins Road Bike Path - Phase II Design Services

Current FY 26/27 BUDGET	
Description	**Amount**
FY26/27 Final Design Budget	$801,060.00
Expense Request	-$951,043.00
FY26/27 Final Design Services	**-$149,983.00**

Rebudget Memo	
Description	**Amount**
FY 25/26 Unused Funds	$150,000.00
Total Budget After Rebudget Memo	**$951,060.00**

Qualifications Table

Project: Martingale Road and Higgins Road Bikepath

Phase: Phase II

Criteria	Factor Rating	Benesch		BLA, Inc.		HLR, Inc.		Civiltech		GSG Consultants, Inc.	
		Avg. Rating	Total	Avg. Rating	Total	Avg. Rating	Total	Avg. Rating	Total	Avg. Rating	Total
Project Understanding	30%	90.0	27.0	90.0	27.0	88.3	26.5	86.7	26.0	85.0	25.5
Technical Approach	20%	83.3	16.7	89.0	17.8	88.3	17.7	86.7	17.3	86.7	17.3
Firm Experience	20%	85.0	17.0	88.3	17.7	86.7	17.3	93.3	18.7	80.0	16.0
Staff Capabilities	20%	85.0	17.0	88.3	17.7	88.3	17.7	90.0	18.0	83.3	16.7
Municipal Experience	10%	85.0	8.5	93.3	9.3	90.0	9.0	93.3	9.3	81.7	8.2
Total		**86.2**		**89.5**		**88.2**		**89.3**		**83.7**	

CONSULTING ENGINEERS
BLA, Inc.
333 Pierce Road, Suite 200 ▪ Itasca, IL 60143
630 438 6400 ▪ FAX 630 438 6444 ▪ www.bla-inc.com

July 15, 2026

VIA EMAIL

Mr. Ogar Somo, P.E, CFM
Village of Schaumburg
714 S Plum Grove Road
Schaumburg, IL 60193

Re: **Martingale Road / Higgins Road Bike Path Improvements**

Dear Mr. Somo:

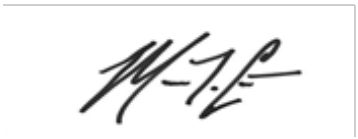
BLA, Inc. is pleased to be selected by the Village of Schaumburg to provide Phase II Engineering Services for the Martingale Road / Higgins Road Bike Path Improvements. The attached scope of work and fee has been developed to adhere to the requirements to maintain the funding requirements through ITEP and CMAQ and be advertised on the IDOT Local Road letting. The tasks required are based on BLA's experience with projects of similar nature.

Please let us know if any of the attached information is at variance with your instructions or project objective. If this correctly reflects your instructions and is acceptable, please sign below and return one copy for our file.

Thank you for requesting BLA, Inc. to do this work. Should you have any questions or require additional information please contact us at (630) 438-6400 and we look forward to working together on the Martingale Road / Higgins Road Bike Path Improvements.

Sincerely,

BLA, Inc.



Matthew Cesario, P.E.
Vice President / Director of Design

ACCEPTANCE:

VILLAGE OF SCHAUMBURG

BY: _____

TITLE: _____

DATE: _____

PROJECT UNDERSTANDING

The Village of Schaumburg has requested BLA, Inc to perform Phase II engineering for their bike path improvement project. The project includes the removal of the existing sidewalk and installation of an eight-foot path along Martingale Road, Higgins Road, Schaumburg Road and Corporate Crossing.

The engineering and land acquisition will be locally funded however STP funding will we funded through CMAQ and ITEP funding therefore the plans and contract documents will be prepared in accordance with the Illinois Department of Transportation requirements.

The improvement consists of the removal of existing sidewalk, installation of a hot-mix asphalt path, ADA improvements, mid block crossing, and traffic signal replacement. A mid block crossing will be implemented as part of the improvement. In addition, retaining walls will be designed and implemented to reduce impacts to the adjacent wetlands and roadside ditches.

Also included in the scope of work is geotechnical investigation, LPC-663 / CCDD, environmental permitting, and land acquisition. It is assumed that the topographical survey from Phase I will be provided for Phase II used. However, scope and fee can be provided for survey if needed.

This scope of work assumes all design engineering elements necessary to successfully provide Phase II engineering plans and contract documents for project letting. Subconsultant scope of work references are provided for location of work activities to be conducted by others under the direction of BLA.

Project Deliverables
Main contract document deliverables will be submitted to the Village of Schaumburg and the IDOT Bureau of Local Roads and Streets (BLRS) District 1 according to the Region One letting schedule for the January 2029 letting and shall consist of the following:

- Preliminary Plans (60%) – Village Submittal Only

- Pre-final Plans (90%), Special Provisions and Estimates – Digital copies, including Special Provisions, Estimate of Cost, Estimate of Time, Lump Sum Breakdowns, per latest BLRS D1 Phase II packet (number of copies to be confirmed with IDOT)

- Initial Final & Final PS&E (Plans, Specifications and Estimates) – Digital copies, including Special Provisions, Estimate of Cost, Estimate of Time, and Lump Sum Breakdowns, per latest BLRS D1 Phase II packet (number of copies to be confirmed with IDOT)

Note, Per the requested schedule in the solicitation, BLA has developed the schedule to meet the requirements set forth in the solicitation which have the Final Plans prepared by summer of 2027. These items are anticipated to be submitted to the Village of Schaumburg only, in the Summer of 2027. However, IDOT does not accept submittals prior to the dates set in the letting schedule so it is anticipated that additional Prefinal and Final submittals will be made to IDOT in July and September 2028 respectively.

PROJECT SCOPE of WORK

Phase II Engineering Design Activities

Task 1 - Data Collection / Review: BLA will review the project development report (PDR) from the Phase I , all project documents including atlases, reports, and memorandum associated with the project. BLA will work with the Village to secure any Village GIS information, sewer tapes, and proposed development plans along the corridors. Additionally, BLA will obtain and review all cadd files that may have been provided from Phase I.

Task 2 - Plan Preparation & Contract Documents:
BLA will prepare the engineering plans, contract documents / specifications, estimate of cost, estimate of time, and lump sum breakdowns for the project to be consistent with the requirements of IDOT Local Roads.

BLA will prepare the engineering plan set to include the following plan sheets:

Cover / Title Sheet:

BLA will prepare the title sheet according to the IDOT BDE / BLRS manual. The title sheet will be signed by the engineering disciplines and provided to the Village for signature at satisfactory completion of the project.

Index of Sheets, Highway Standards, General Notes, Commitments:

This sheet will include the index of plan sheets, list of applicable highway standards, Village Standards, IDOT District 1 standards, general notes, and commitments. A list of project contacts and utility contacts will also be included within this sheet.

Summary of Quantities:

BLA will prepare the sheets including construction and funding code breakdowns for potential Federal/State/Local/Other Participating Entity cost share, the quantity calculations/take off for each pay items and preparation of quantity books for delivery to the Village of Schaumburg. The pay items will be double spaced in the summary of quantity sheets with spacing and text sizing set according to the latest IDOT standards which list approximately 14 pay items per sheet.

Existing & Proposed Typical Sections:

Typical section sheets will be prepared which will include existing and proposed typical sections for the Martingale Road and Higgins Road bike path. The pavement mixture requirement charts legend items will be included on these sheets. We anticipate one (1) existing typical sections and one (1) proposed typical sections for each bike path with inserts for specific locations. The typical section sheets will have two sections per sheet; the existing on the top view and the proposed on the bottom view. The number of typical sections are included to accurately and clearly capture the pedestrian accommodations.

Schedule of Quantities:

These sheets will have pay items except lump sum and estimated items scheduled that will assist in locating quantities within the plans. The earthwork schedule will be comprehensive and list all assumptions so that excess, borrow, removals, and unsuitable quantities are clearly calculated and shown.

Alignment, Ties and Benchmarks:

These sheets will include complete alignment of Martingale Road and Higgins Road bike path alignments with stationing, curve data, ties with northing and eastings, benchmarks, and control points for the alignment determined in Phase I. The control points will be set in secured locations where they can be recovered and utilized during construction. Where the distance varies station / offset will be provided within the plans for construction layout of the sidewalk.

Removal Plan:

The removal plan will be prepared for the removals in the location of the proposed bike paths to consider the existing features which will be removed as a result of the improvements. The removal plans will have two panel views per sheet. The removal sheets will be prepared for Martingale Road as well as Higgins Road. These sheets will be prepared at 1" = 20' scale and include a legend to distinguish the different removal items.

Plan and Profile:

The plans will be prepared utilizing the BDE manual chapters 63-66. All the plans will be prepared at a 1"=20' scale. The bike path plans with existing topography and proposed improvements will be shown in plan view and dimensioned accordingly. Existing and proposed bike path stations and elevations will be shown in the profile view. The plan and profile sheets will be created for all bike path locations. The sheets will consist of the plan view in the top panel and the profile in the bottom panel.

Soil Erosion Control and Sediment Control Plans:

BLA will prepare permanent and temporary erosion control plans and will prepare any temporary drainage plans necessary as a result of the construction of the bike paths. BLA will prepare the detail sheets as required for obtaining all permits as well as preparing the documentation needed for the NPDES-SWPPP permit. Two panel views per sheet at 20 scale covering the length of the improvement will be prepared for this project.

Drainage Plan:

The drainage and utility plans will be similar to the roadway plan and profile layout. They include all existing and proposed drainage system improvements along with all existing utilities. Due to the addition of curb and gutter storm sewer improvements are necessary. In addition the ditch modifications will be require capacity analysis and verification. Sewer televising is not included in the scope of work. These sheets will be prepared at 1" = 20' scale and include a plan view over the profile view.

Drainage Tables:

These sheets will include all drainage structure and pipe details in a table format. The information provided will include structure type, size, rims, inverts, and station / offset. The pipe information will include size, materials, connections, slopes, and trench backfill.

Plat of Highways:

This task includes the preparation of the Plat of Highways and Legal Descriptions for the temporary easements and proposed right of way necessary to complete the project. It is anticipated that 20 parcels will require temporary easements and / or permanent right of way. This task shall consist of following all State requirements for land acquisition, title research, and obtaining the title commitments. The plat of highways will be submitted to IDOT for review and approval.

The Plat of Highways will be prepared by BLA's sub-consultant and included into the plan set. Refer to the attached scope of work from BLA's subconsultant.

Pavement Markings & Signing Plan:

The plan will illustrate the striping and signing for the bike paths and pedestrian crossings. Sign schedules and pavement marking schedules will be prepared. The pavement marking and signing plans will have two panel views per sheet. These sheets will be prepared at 1" = 20' scale.

Landscaping / Restoration Plan:

BLA will prepare restoration plans which depict areas of proposed seeding / sodding as part of the impacts resulting from the improvement. These shall be prepared at 1" = 20' scale. Landscaping above and beyond standard restoration design is not included. Tree replacement types, size, location will be in the landscape plans for each tree removed. BLA will coordinated with the Village on preferred specie type.

Traffic Signal Plans:

BLA will prepare traffic signal modification plans adding Accessible Pedestrian Signals (APS) which includes pedestrian push buttons, countdown pedestrian signals, and audible messaging at the intersection of Martingale Road and Corporate Crossing, IL Route 72 and National Parkway, IL Route 72 and Mall Drive, and IL Route 72 and Martingale Road. BLA will also prepare traffic signal replacement plans for the intersection of Schaumburg Road and Wildflower Lane. This work shall consist of proposed signal sheets, proposed cable sheets, any necessary detail sheets, and one summary of signal quantity sheets. Scope will also include coordination with IDOT's and CCDOTHs Traffic Signals Unit through the Permit Department.

Lighting Plans:

BLA along with their sub-consultant AMES Engineering, Inc will prepare the roadway lighting plans for the relocation of light poles along the project limits. The scope shall include photometric calculations, proposed lighting plans, estimates, and specifications. It is anticipated that two meetings will be required with the Village for coordination on the lighting type, locations, and details. This scope also includes retrofitting existing street lights with LED.

Structural Plans:

Three segmental concrete block retaining walls less than 7' in height and one retaining wall approximately 9' in height will be designed along the path along IL Route 72. Plan with elevation and a typical section will be prepared showing the height and limits of the proposed wall. The IDOT Guide Bridge Special Provision for segmental concrete block retaining walls will be used as the primary method of construction and payment. Additional sheets may be required for further details and/or soil boring logs.

The four wall locations are as follows:

- Retaining Wall #1: IL Route 72, Sta. 105+40.83 to 106+30.83
- Retaining Wall #2: IL Route 72, Sta. 110+20 to 113+57.50
- Retaining Wall #3: IL Route 72, Sta. 134+52.52 to 137+85.00
- Retaining Wall #4: IL Route 72, Sta. 138+40.42 to 141+52.88

ADA Plans:

BLA will prepare ADA plan sheets for all pedestrian roadway crossings within the project limits. The plan sheets will incorporate grades, slopes, stationing offset, northing and easting, all detectable warning panels specified. Detectable warning panel installation will be clearly labeled to enable field layout including panel sizes, radii (if applicable) and dimensions as appropriate. It is anticipated that the locations for ADA improvements include;

- Schaumburg Road:
  - Whitman Drive (2 corners)
  - Lincoln Meadows Drive (2 corners)
  - Wildflower Lane (3 corners)
  - Office Woodfield Preserve Entrance West (2 corners)
  - Office Woodfield Preserve Entrance East (3 corners)
- Martingale Road:
  - Schaumburg Road (1 corner)
  - Holiday Inn Express (4 corners)
  - Chicago Marriott (5 corners)
  - Mid Block Crossing (3 corners)
  - Office Unicom (4 corners)
  - Corporate Crossing (4 corners)
  - Office Martingale Rd LLC (2 corners)
  - Higgins Road (6 corners)
- Corporate Crossing
  - Spring Creek Circle (4 corners)
  - Office 300 (4 corners)
- Higgins Road
  - National Parkway (2 corners)
  - Wildfire Restaurant (2 corners)
  - Comfort Inn (2 corners)
  - Chase Bank (2 corners)
  - Meacham Road (2 corners)
  - Corporate Center (3 corners)
  - Patrick Volo (2 corners)
  - Mall Drive (2 corners)
  - Shell Gas Station (2 corners)
  - Best Western (2 corners)

A separate plan sheet will be prepared for the mid-block crossing identify location of beacons, dimensions, material type, etc.

Village Details / IDOT Details / Project Specific Details:

Village and IDOT District One standard details will be utilized as necessary and included in the plan set. Where standard details are not available, BLA will develop project specific details. These details include but not limited to construction entrances, approaches, special drainage connections, sidewalk connections, sign details, etc. as well as incorporation and any special modifications to Village standard details.

Cross Sections:

The cross-section sheets will have a half cross sections every 50 feet and as well as at all sideroads, driveways, and other major features to enhance the design such as wall locations, major profile or grade changes, or drainage crossings. They will show the existing and proposed path, existing and proposed utilities, cut and fill, unsuitable material per construction stage, etc. at 10-scale horizontal and 5-scale vertical. The cross section will also show the centerline, PGL and edge of path call outs with elevations as well as any land acquisition required for the project. Cross sections will be developed for all path locations.

Estimates

BLA will prepare the following estimates for the project:

- Estimates of Cost with and without Prices (BLR 11510) as required by IDOT.
    - Detailed estimates of cost will be prepared and provided at the preliminary, prefinal, and final submittals. The forms will be prepared and updated per each submittal and utilize recent unit price results.
- Cost Breakdowns for Lump Sum Items
- Estimates of Time Required (BDE 220A)

Specifications & Special Provisions

BLA will prepare the required technical special provisions as required by the specific elements of the project, which augment the IDOT Standard Specifications for Road and Bridge Construction, including associated check sheets for Bureau of Local Roads Special Provisions, Recurring Special Provisions, Bureau of Design and Environment (BDE), and BLRS District 1. The special provisions will include all necessary permits, SWPPP, NOI, and LPC 663 / CCDD,

Task 3 - Utility Coordination

BLA will update the JULIE One-Call Design Ticket performed in the Phase I to obtain current atlases of utility facilities within and adjacent to the project. These atlases will be reviewed and cross checked against the topographic survey and a site visit will be performed to confirm the accuracy of the existing facilities. All utilities will be analyzed for conflicts with the proposed improvements, which consists of the final condition as well as temporary conditions throughout construction. A conflict list and exhibits will be prepared for each utility company identifying locations of direct conflicts and "watch & protect" locations. These documents will be submitted to the utility companies at various stages throughout the Phase II design to initiate communication and coordinate potential relocations. It is anticipated that the submittals will occur at the preliminary, prefinal, and final stages of the design. BLA will review utility relocation design drawings provided by each utility company as part of this task's scope of work. A detailed utility coordination record log will be developed and maintained throughout the Phase II process.

In addition, it is anticipated that scheduled utility coordination meetings will benefit the project to discuss potential utility conflicts. The hours for the scheduled utility meetings are included within the scope ***Agency Coordination & Meetings*** below.

Task 4 - Agency Coordination & Meetings

BLA will facilitate coordination meetings with the Village of Schaumburg and IDOT including associated correspondence via conference call, e-mail or in person, as required. A Village Phase II Kickoff Meeting and IDOT BLRS D1 Phase II Kickoff Meeting are assumed to be attended by the BLA project manager and other BLA staff. Additional coordination meetings are anticipated with other agencies including Cook County, permitting, local businesses, and Private Utility Companies

- Consultant & Village
  - Kickoff Meeting (1)
  - Coordination Meetings (4)
- IDOT BLRS Phase II Kickoff Meeting (1) and other IDOT Meetings (3)
- Cook County - DOT (1)
- Local Businesses (5)
- Private Utility Company Meetings (3)

In addition, included in this task are three (3) field site visits for topography survey accuracy, plan comparison, and field checks. Upon project letting BLA anticipates attending the pre-construction meeting.

- Plan in Hand Review / Field Check meetings (3)
- Pre-construction Meeting (1)

BLA will prepare appropriate exhibits, agendas, and meeting summaries for all meetings attended.

Task 5 - ESR Clearance Update

The environmental clearances will be evaluated for expiration and updated prior to the expiration date to be cleared for letting. The appropriate documents, IDOT online forms, exhibits, and coordination with IDOT will be assembled and submitted for renewal. The Natural Resources Review was received in May 2024 and is set to expire in May 2026. It is anticipated that the request for renewal will be necessary several times until the 2029 letting.

In addition, Higgins Road is under IDOT jurisdiction and therefore will require IDOT PESA / PSI. BLA will coordinate with IDOT regarding the PESA response which includes the IDOT form, location exhibits and quantities of all excavation per identified location along Higgins Road.

Task 6 – Field Reconnaissance and Wetland Delineation

BLA will perform a wetland delineation of the project site using methodology outlined in the Regional Supplement of 2010 Corps of Engineers Wetland Delineation Manual. The delineation will be completed based on conditions found during the field visit, soil maps, Cook County Wetland Map, National Wetlands Inventory, and the U.S. Army Corps of Engineers (USACE) Routine On-Site new Data Forms. Also, during the site visit, the wetlands' generalized quality ratings, according to Swink and Wilhelm (1994), plant community quality will be assessed, and the limits of the wetland will be flagged. Finally, during the site visit, wildlife and plant community qualities will be assessed. The limits of the wetland community will be field staked/flagged so that they can be located in relation to the project coordinate system by other Surveyors.

The results of the field investigation will be summarized in a letter report. The wetlands floristic inventory, index values and quality rating will be included along with exhibits depicting wetland

boundaries, project boundary, National Wetland Inventory, Soil Survey, Flood Insurance Rate Map, Cook County Wetland Map, NRCS wetland mapping, floodplain, USGS topography, site photographs and their locations and the U.S. Army Corps of Engineers (USACE) Routine On-Site New Data Forms. This information will be compiled in a format, which can be used as part of a USACE Joint Application package.

Task 7 - Permits

- US Army Corps of Engineers (USACE) 404 Permit: The required exhibits, specifications, data, and project information will be compiled and assembled in a permit application submittal package to the USACOE according to Section 404 of the Clean Water Act compliance. BLA will coordinate development of documents with the client and submit them for your review in draft form. This task may require coordination with the U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, Illinois Department of Natural Resources, North Cook County Soil and Water Conservation District and potentially other federal, state, and local agencies to coordinate permitting activities. BLA will coordinate with IDNR with the Natural Resources Review Consultation.

- IDNR: The required project information was compiled and assembled in a permit application submittal package to obtain a Consultation Termination Letter (EcoCAT) from IDNR in accordance with the required Cook County and Consultation under 17Ill.Adm. Code Part 1075.

- IEPA - Stormwater Pollution Prevention Plan (SWPPP): BLA will prepare the SWPPP form BDE 2342 and erosion control and sediment control plan measures for the proposed phase II improvements as it has been required to be prepared to comply with the provisions of the NPDES Permit Number ILR10, by IEPA for the storm water discharges from construction activities in a project with greater than 1 acre disturbances. Exhibits will be developed for inclusion into the SWPPP which will include site map indicating drainage patterns and approximate slopes before and after construction activities.

- Stormwater Permit / Review: The Village of Schaumburg is a partial waiver community and it is anticipated that the Village will review the stormwater requirements rather than Cook County. BLA will prepare the stormwater permit package which will include narrative, stormwater / storm sewer calculations, exhibits, and supporting documentation.

- North Cook County Soil Conservation District Required: The required project information compiled and assembled in an application submittal package to obtain a Soil Erosion and Sediment Control Review and Approval from NCSWCD to fulfill the requirements of the USACE and DuPage County Requirements.

Task 8 – Geotechnical and LPC 663 / CCDD

Soil borings will be obtained as needed for the bike path as well as soil samples for the purposes of CCD testing. Additionally, structural borings will be obtained for two retaining walls for the purposes of the Structural Geotechnical Report. Additional details in regards to locations and depths of the borings can be found in Rubino's Scope of work attached. Pavement cores are not included in the scope of work. The geotechnical reports will be transmitted electronically to the Village for their files.

The work will be prepared by BLA's sub-consultant. Refer to the attached scope of work from BLA's subconsultant.

During Phase I a Preliminary Environmental Site Assessment was performed. The results of the assessment identified 24 areas within the project limit that have recognized environmental conditions. These locations were evaluated during the soil sampling for the LPC-663 which was completed. This task includes review and inclusion of the LPC 663 into the contract plans and documents. This task also includes necessary PSI to be completed per the findings of the Phase I PDR.

The work will be prepared by BLA's sub-consultant. Refer to the attached scope of work from BLA's subconsultant.

Task 9 – Land Acquisition

There are 20 parcels that require temporary easements and or proposed right-of-way. BLA's sub-consultant will perform the necessary land acquisition services which include appraisals, negotiations, and acquisition. The process will follow the IDOT Land Acquisition Negotiation guidelines. The expectation of the negotiator shall continue until a settlement is reached which may included phone calls, in person meetings, emails, etc. After the negotiations have began, weekly summaries shall be emailed to the Village of Schaumburg. Also included is the completion of the closing documents for attorney approval after a settlement has been reached. BLA shall coordinate efforts with Village and the sub-consultant and provide additional information if necessary such as clarifications, back up documentation and exhibits.

Refer to the scope of work and fee proposal from Santacruz for this task, attached.

Task 10 - Administration & Management

This item includes general internal project management, project start up, staffing, scheduling, invoicing, budget control, contract administration, documentation, and in-house project coordination. In addition, this task consists of STP Application preparation / submittal, STP Quarterly Report updates and sub-consultant management.

Task 11 - QC/QA:

BLA will perform the QC/QA throughout the project; the detailed QC/QA will be emphasized at the time of the three-milestone submittals. All reviews, even those in addition to the three milestone submittals, will be documented via pdf / Bluebeam and internal comments disposed of after each review. This effort includes QC/QA oversight for sub-consultants' tasks.

Task 12 - Post-Design Services (Phase III Assistance)

BLA will respond to requests for information (RFI) during construction. It is anticipated that due to the scale and complexity of the project, the Contractor may submit RFIs requesting alternative construction methods, procedures, or sequences that may require approval by the Designer.

BLA will review all shop drawings and related construction submittals for designer review for this project. Construction submittals are anticipated to be associated with railings, retaining walls and ADA improvement related items, as needed.

NOT INCLUDED SCOPE OF WORK ITEMS

The following items are not included in the Phase II project scope of work but can be added at the Village's request throughout the design process.

- *Topographical Survey (Provided scope/fee incase survey is needed)*
- *Structural Design –Box Culverts, etc (outside of the identified retaining walls)*
- *Tree Health, Species, and Condition Survey*
- *Storm Sewer / Sanitary Sewer Televising*
- *US Fish and Wildlife Bat Assessment*
- *Phase III Construction Engineering*
- *Electrical / Lighting Design*
- *Watermain Design*
- *Irrigation / Landscaping Design*

Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ANNIVERSARY RAISE

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Prime Consultant (Firm) Name	Prepared By	Date
BLA, Inc	Matthew Cesario	7/10/2026

Consultant / Subconsultant Name	Job Number
BLA, Inc	

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

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	12	MONTHS	OVERHEAD RATE	113.97%
START DATE	9/1/2026		COMPLEXITY FACTOR	0
RAISE DATE	ANNIVERSARY		% OF RAISE	3.00%

ESCALATION PER YEAR

DETERMINE THE MID POINT OF THE AGREEMENT

6

CALCULATE THE ESCALATION FACTOR TO THE MIDPOINT OF THE CONTRACT

1.50%

The total escalation for this project would be: **1.50%**

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
BLA, Inc	

PAYROLL RATES

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

MAXIMUM PAYROLL RATE	**90.00**
ESCALATION FACTOR	**1.50%**

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

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Principal	$90.00	$90.00
Director of Structural Engineering	$90.00	$90.00
Director of Environmental Services	$64.00	$64.96
Director of Municipal Services	$76.00	$77.14
Director of Design	$80.00	$81.20
Senior Project Manager	$90.00	$90.00
Senior Transportation Engineer	$78.35	$79.53
Senior Drainage Manager	$68.00	$69.02
Project Manager	$59.50	$60.39
Project Engineer	$47.50	$48.21
Design Engineer	$41.22	$41.84
Senior Structural Engineer	$76.00	$77.14
Structural Engineer II	$46.50	$47.20
Structural Engineer I	$40.95	$41.56
Engineering Intern	$22.00	$22.33

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
BLA, Inc	

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

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

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Per Diem (per Federal GSA)	Up to the federal maximum			$0.00
Lodging (per Federal GSA)	Actual Cost (up to the federal rate maximum)			$0.00
Lodging Taxes and Fees (per Federal GSA)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per Federal GSA)	Up to federal rate maximum			$0.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90.00/full day	25	$90.00	$2,250.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)	3516	$0.19	$668.04
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			$0.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Permit Fees	(ECOCAT, NCSWCD, etc.)	1	$1,000.00	$1,000.00
				$0.00
				$0.00
			TOTAL DIRECT COSTS:	**$3,918.04**

Local Public Agency: Village of Schaumburg

County: Cook

Section Number:

Consultant / Subconsultant Name: BLA, Inc

Job Number:

COST ESTIMATE WORKSHEET

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

OVERHEAD RATE 113.97%

COMPLEXITY FACTOR 0.00%

TASK	DIRECT COSTS	MANHOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Task 1: Data Collection / Review		40	2,072	2,362	665		5,099	0.54%
Task 2: Plan Prep & Con Doc	665	3102	161,212	183,734	51,742	149,533	546,886	57.50%
Task 3: Utility Coordination		80	3,899	4,444	1,251		9,594	1.01%
Task 4: Agency Coor & Meetings	1,983	104	6,127	6,982	1,966		17,058	1.79%
Task 5: ESR Clearance Update		16	869	990	279		2,138	0.22%
Task 6: Wetland Delineation	180	64	3,936	4,486	1,263		9,865	1.04%
Task 7: Permits	1,000	132	7,944	9,054	2,550		20,548	2.16%
Task 8: LPC 663 / CCDD		16	966	1,101	310	50,491	52,868	5.56%
Task 9: Land Acquistion		24	1,352	1,541	434	223,000	226,327	23.80%
Task 10: Admin & Management		120	7,580	8,639	2,433		18,652	1.96%
Task 11: QC/QA		120	8,694	9,908	2,790		21,392	2.25%
Task 12: Post Design Services	90	120	8,342	9,507	2,677		20,616	2.17%
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Subconsultant DL					(0.13)		-	0.00%
TOTALS	3,918	3938	212,993	242,748	68,360	423,024	951,043	100.00%

The subconsultant fee has been adjusted due to the 15% fi

Department use only

PR + OH =	$	455,741.00
PR+OH+DC+FF =	$	531,957.00
FF without Subconsultant DL=	$	68,361.00

RESOLUTION NO. R-25-____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT FOR MARTINGALE ROAD AND HIGGINS ROAD BIKE PATH - PHASE II DESIGN SERVICES WITH BLA, INC

WHEREAS, the President and Board of Trustees wish to execute an agreement with BLA, Inc. of Itasca, IL for the Martingale Road and Higgins Road Bike Path – Phase II Design 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 BLA, Inc. of Itasca, 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
Martingale Road and Higgins Road Bike Path - Phase II Design Services

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: BLA, Inc.
Street Address: 333 Pierce Road, Suite 200
City, State, Zip: Itasca, IL, 60143
Telephone: (630) 438-6400
Email: dbruckelmeyer@bla-inc.com

B. Project Description.
Phase II Design Services for the Martingale Road and Higgins Road Bike Path.

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 $951,043.00, 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: Ogar Somo
E-mail: osomo@schaumburg.com

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

Consultant Firm Name: BLA, Inc.
Street Address: 333 Pierce Road, Suite 200
City, State, Zip: Itasca, IL, 60143
Attention: Dan Bruckelmeyer
Facsimile: _____
Email: dbruckelmeyer@bla-inc.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: _____ BLA, INC.

TITLE: PRESIDENT/CEO

ATTEST:

By: _____ BLA, INC

TITLE: VICE PRESIDENT

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

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing Village Manager to Acquire Property/Casualty and Workers' Compensation Excess Insurance at a Cost Not to Exceed $1,479,872.
08/25/26
Village Board

Presenter: Joseph Carey, Director of Human Resources
Lead Department: Human Resources

Account(s):	Budget:	Expense Request:
6853365-7201	$186,872	$186,872
6853365-7202	$1,116,000	$1,116,000
6853370-6101	$177,000	$177,000

The budget status for this request is: On Budget

Executive Summary:

Alliant Risk Services ("Alliant) is now the village's sole broker for property/casualty and workers' compensation insurance, consolidating services as of the October 1, 2026 renewal. While the change in broker compressed the typical timeline for marketing the village's renewal, Alliant obtained fair results for the village. Staff requests Village Board authorization for the Village Manager to secure insurance coverage within the total program budget of $1,479,872. This is a not-to-exceed amount and may come in lower depending on the finalization of a few items, including the new village hall, quotes from other carriers that remain pending, and cyber coverage.

Key Renewal Highlights:

- Property: The property insurance marketing timeline was compressed, which reduced the amount of time for underwriting work that is normally required, and Alliant began by approaching the incumbent carrier, Affiliated FM, for its renewal proposal in efforts to meet the expedited timeline. Affiliated FM's renewal quote is approximately 10% lower than last year, with coverage increased to $261.5M (up from $150M). However, wind/hail deductibles rise from $50,000 to a minimum of $100,000 per location (up to 1% of insured value). In light of the proposed change for wind/hail coverage, Alliant is seeking additional competitive quotes for the Village to consider before binding coverage, so that the village can ultimately bind coverage with the most competitive and qualified carrier. Alliant anticipates one or two additional competitive quotes. Regardless of which carrier is selected, coverage will be adjusted when the new Village

Hall building is complete and the temporary Village Hall is decommissioned (approximately $34,000 in premium to be added during the policy period).

- Workers' Compensation: Incumbent carrier Arch offers a flat renewal rate per $1,000 payroll; premium changes reflect payroll adjustments. Due to the compressed timeline, Alliant began by approaching Arch for its renewal proposal, and Arch offered a flat rate, which is market competitive. However, during the 2025-2026 renewal, Arch proposed a lower rate than the former carrier, and there is no indication that the former carrier would offer lower rates in this renewal. Therefore, Arch is recommended for renewal.
- Liability: Alliant marketed the village's liability insurance program to more than a dozen carriers and received multiple quotes. Notably, two of the village's incumbent carriers in the excess layers are exiting the public sector market and declined to provide proposals.
    - Primary: Metis/Obsidian's renewal is 6.7% higher, mainly due to new Fire Department vehicles insured at stated value.
    - Excess: Renewal is 5.54% higher, influenced by a recent large claim. Two new carriers, Arch and Navigators Specialty Insurance Company, are recommended for the $5M-$10M layer and $10M-$15M layer, respectively. The incumbent carrier, Acceptance Indemnity Insurance, is recommended for renewal at the $15M-$20M layer.
- Cyber: Tokio Marine-HCC offers improved coverage with a lower deductible and premium. This is a change in carrier, as a result of competitive marketing in which Alliant received multiple proposals.

Recommended Action:

Staff recommends that the Finance, Legal, Administrative and General Government Committee recommend to the Village Board approve a Resolution authorizing the Village Manager to acquire property/casualty and workers' compensation excess insurance in an amount not to exceed $1,479,872, inclusive of the insurance broker's fee.

ATTACHMENTS:

- Property Casualty and Workers' Compensation Renewal Resolution.docx
- October 1, 2026 Renewal Proposal Excerpt

RESOLUTION NO. _____

RESOLUTION AUTHORIZING VILLAGE MANAGER TO ACQUIRE PROPERTY/CASUALTY AND WORKERS' COMPENSATION EXCESS INSURANCE AT A COST NOT TO EXCEED $1,479,872

WHEREAS, the corporate authorities of the Village of Schaumburg wish to procure property/casualty insurance and workers' compensation insurance (the "Insurance"); and

WHEREAS, the Village's insurance broker obtained quotations for the Insurance; and

WHEREAS, the corporate authorities find that it is in the best interests of the Village of Schaumburg to acquire the Insurance from the lowest qualified carriers in an amount not to exceed $1,479,872, inclusive of the insurance broker's fee, for the term starting October 1, 2026, and ending September 30, 2027.

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

SECTION ONE: That the Village Manager be and hereby is authorized and directed to execute any required documents to acquire the Insurance in an amount not to exceed $1,479,872, inclusive of the insurance broker's fee.

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 September 2026.

_____

VILLAGE PRESIDENT

ATTEST: _____

Village Clerk

Named Insureds

Insured	Interest
Village of Schaumburg	First Named Insured

NAMED INSURED DISCLOSURE

- Name Insured(s) should match State of Incorporation filing. Inform Alliant if there is a difference or change
- The First Named Insured policy status granted includes certain rights and responsibilities. These responsibilities do not apply to other Named Insureds on the policy. Some examples for First Named Insured status include; (1) being designated to act on behalf of all insureds for making policy changes, (2) receiving of correspondence, (3) distributing claim proceeds, and (4) making premium payments
- **Are ALL entities listed as named insureds?** Coverage is **not** automatically afforded to all entities unless specifically named. Confirm with your producer and service team that all entities to be protected are on the correct policy. Not all entities may be listed on all policies based on coverage line.
- Additional named insured is (1) A person or organization, other than the first named insured, identified as an insured in the policy declarations or an addendum to the policy declarations. (2) A person or organization added to a policy after the policy is written with the status of named insured. This entity would have the same rights and responsibilities as an entity named as an insured in the policy declarations (other than those rights and responsibilities reserved to the first named insured).
- Applies to Professional Liability, Pollution Liability, Directors & Officers Liability, Employment Practices Liability, Fiduciary Liability policies (this list not all inclusive). Check your Policy language for applicability. These policies provide protection to the Named Insured for claims made against it alleging a covered wrongful act.

Executive Summary

As the new property and casualty insurance broker for the Village of Schaumburg (Village), the public entity professionals of Alliant Insurance Services, Inc. appreciate the opportunity to present the Village's property and casualty insurance renewal for the October 1, 2026, to October 1, 2027, policy period. The public entity insurance market is no longer experiencing the broad "hard market" conditions seen several years ago, but it is not uniformly soft. The best description for 2026 is **selective stabilization**: property, cyber, and workers' compensation are generally more competitive, while liability, excess liability, and auto liability remain pressured by litigation severity, large verdicts, claim inflation, and underwriter selectivity. The largest driver is not simply "insurance company pricing." It is the rising cost and unpredictability of claims.

For local governments, including the Village, the pressure points are police practices, detention/jail operations, employment practices, public officials' liability, road and sidewalk claims, fleet accidents, abuse allegations, cyber disruption, and aging public buildings. The Village's renewal (especially for liability) is primarily influenced Village-specific factors and reduction of available carriers in the public entity space. Specifically, the Village's recent large loss experience, resulting from the recent settlement activity in 2026.

Insurance Renewal

Property:
As anticipated, the property insurance pricing is more favorable and competitive this renewal. However, insurers continue to experience significant storm losses throughout the Midwest due to the increased frequency and intensity of severe convective storms (SCS), including tornadoes, particularly in Illinois.

The Village's incumbent insurer, Affiliated FM, is completing its second year providing the Village's property coverage. We pressed Affiliated FM to offer a more competitive rate and greater protection against catastrophic property loss. These efforts resulted in a 10% rate reduction, lowering the premium by $13,554, and an increase in the property coverage limit from $150 million to the Village's full reported total insured property value of $261,476,971.

While these are positive results, Affiliated FM also proposed several material coverage changes, citing the continued frequency and severity of wind and hail losses across its portfolio. Most notably, the insurer would increase the Village's wind and hail deductible from $50,000 per occurrence to $100,000 per location (see Deductible Details). We negotiated aggressively with Affiliated to minimize the deductible impact. That stated, we are seeing widespread increases in wind and hail deductibles across Illinois, so we anticipate a similar market response. Additionally, we sought alternative options from Chubb, but the quotation is not available in time for the Village's approval process. If terms and pricing are received that are more favorable from Chubb, the Village will have the ability bind the Chubb alternative.

Primary & Excess Liability (GL, Auto, Law, Employment Practices, Public Officials Liability)

Primary Liability- Last year the Village benefited by moving its primary liability insurance program ($5M over the Village's $250,000 self-insured retention) to a new primary liability insurance program entrant for the self-insured public entity market space. For this renewal, the Village will continue to benefit from its decision to move to Metis/Obsidian from Safety National as there remains a limited pool of primary liability carriers serving public entities in Illinois, especially Cook County.

- Metis/Obsidian is offering a very competitive renewal. The premium is $481,461, representing a 6.67% increase over expiring. The increase in premium is largely due to the addition of several Fire Department vehicles representing $25,000 in additional premium with a total value of $5,631,729.

Excess Liability Layers- Unfortunately, two of the four excess liability carriers (Chubb and HDI/APR) for the Village exited the marketplace. Their exodus provides further evidence of an excess liability marketplace that is unsettled by the public entity space. Despite the limited excess liability appetite, we solicited the marketplace for the most competitive terms and pricing (21 markets solicited- See Marketing Summary). The marketplace is heavily influenced by the Village's recent

large loss settlement. Based on discussions with the Village's existing markets, we determined that the Village's existing markets were not aware of the significant loss reserve development of this claim during last year's pricing. Therefore, last year's pricing did not take into effect the large loss reserve. That said, we were successful in tempering the market reaction and deliver a 5.54% total excess liability increase over expiring despite the large loss settlement. The excess liability carriers participating in the Village's program for the 10/1/2026 to 10/1/2027 term are Arch ($5M excess $5M), Navigators/Hartford ($5M excess $10M), and IAT- Acceptance ($5M excess $15M). (See Coverage Tower Illustration)

Excess Workers' Compensation:
Regarding excess workers' compensation, the Village's incumbent workers' compensation carrier (Arch) provided a flat rate for this year's renewal. The is just the second year of the Village's relationship with Arch and they agreed to a 2-year rate lock of .2657. The premium is $173,942, representing an increase of 12.63% due to the Village's 13% payroll increase which is a primary rating factor.

Cyber Liability:
The Village's incumbent cyber liability carrier is Travelers/Corvus. We solicited 16 markets and there was considerable interest. This is indicative of a cyber program that has not been marketed in quite some time. As a result, the Village will benefit from considerable premium savings of $19,759., with options to consider higher limits of coverage while reducing the Village's retention. It is recommended that the Village move the cyber program to Tokio Marine -HCC (TMHCC) for a premium of $47,163. TMHCC's program offers considerably lower premium as well as higher cyber crime limits from the expiring program. Additionally, the Village can lower its retention from $100,000 to $25,000. Other options are included in the Request to Bind page.

Medical Professions Liability Insurance:
The incumbent carrier is Evanston Insurance and covers the Village's Police Human Services Unit that is staffed by police social workers (5 Full-time LCSW). Services offered include the provision of both pre- and post-crisis services to Village residents and individuals encountered by public safety personnel while in Schaumburg. The renewal quotation is $9,535 and represents a flat renewal.

Ancillary Lines (Underground Storage Tank, Crime):

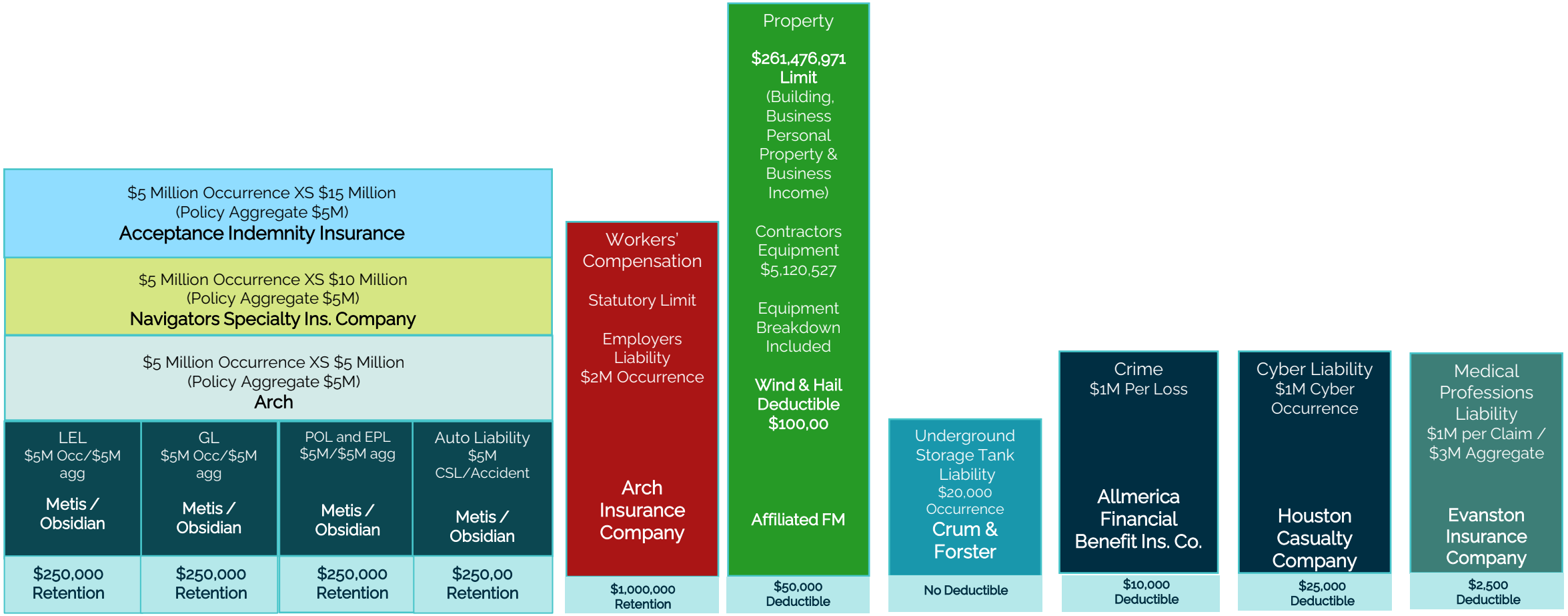
As we typically see, many of the small premium policies and ancillary lines have renewal premiums that are very close to expiring. Of note, the underground storage tank policy provides minimal coverage and satisfies the Illinois Office of the State Fire Marshall proof of financial responsibility with a policy limit of $20,000. The premium is indicated to be no more than $4,000. The crime policy is placed with Hanover and covers a three-policy period with a $1,000,000 policy limit and $10,000 deductible. The policy premium is lower than expiring.

Premium Summary

Line	2025-26 Selected Carrier	2025-26 Premium	2026-27 Selected Carrier	2026-27 Premium
Property	Affiliated FM Insurance Company	$179,685	Affiliated FM Insurance Company	$166,115
Excess Workers' Compensation	Arch Insurance Company	$151,980	Arch Insurance Company	$173,942
Primary Excess Liability $5M *	Obsidian Specialty Insurance Company $250K SIR; Auto Physical Damage included in package premium	$449,364	Obsidian Specialty Insurance Company $250K SIR; Auto Physical Damage included in package premium	$481,461
Excess Liability $5M xs $5M *	Illinois Union Insurance Company	$215,829	Arch Insurance Company	$232,448
Excess Liability $5M xs $10M *	HDI Global Specialty SE	$124,358	Navigators Specialty Ins.Co.	$127,975
Excess Liability $5M xs $15M *	Acceptance Indemnity Insurance Company	$103,540	Acceptance Indemnity Insurance Company	$103,540
Professional Liability *	Evanston Insurance Company	$9,873	Evanston Insurance Company	$10,223
Cyber Liability *	Travelers Excess and Surplus Lines Co.	$66,922	Houston Casualty Company	$ 47,163
Crime	Allmerica Financial Benefit Insurance Co.	$4,994	Allmerica Financial Benefit Insurance Co. Three-year policy term with annual installments	$4,906
Storage Tank Liability *	Crum & Forster Specialty Insurance Co.	$3,625	Crum & Forster Specialty Insurance Co.	$ 4,000
Broker Fee		$45,020		$53,500
*** Includes Surplus Lines Tax and Fee's**		$1,355,190		$1,405,273

Village of Schaumburg- Property & Casualty Coverage Illustration

Renewal Program: 10/1/2026 - 10/1/2027



All coverage and exclusions are not included on this page. Please refer to policy for all applicable terms and conditions. Additional limits and/or changes may be available after review and acceptance by insurer.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Approving and Authorizing the Execution of a Talent Buying Agreement between Village of Schaumburg and Schaumburg Dance Ensemble.
08/25/26
Village Board

Presenter: Tiana Weiler
Lead Department: Cultural Services

Account(s):	Budget:	Expense Request:
1015015-7223	$116,000.00	$116,000.00

Executive Summary:

Since 1995, the Village of Schaumburg has co-sponsored the annual production of *The Nutcracker* ballet with the Schaumburg Dance Ensemble (SDE). This long-standing collaboration has been highly successful, featuring twelve public performances each December as well as two dedicated performances for school groups. Over its thirty-year history, nearly 3,000 young dancers have participated in the production, which also includes guest artists from professional dance companies throughout the Chicago region. Total attendance during this period has exceeded 100,000 patrons.

For the upcoming season, SDE has projected revenue of $42,075 and projected expenses of $151,150. The Village's share of expenses is estimated at $109,075, which remains below the budgeted allocation of $116,000. The final payment will not exceed the approved budget.

Recommended Action:

The Village Manager recommends that the FLAGG Committee recommend the Village Board authorize the Village Manager to execute an agreement, not to exceed $116,000, with the Schaumburg Dance Ensemble for the 2026 production of The Nutcracker, and approve the required Resolution.

ATTACHMENTS:

- Agreement 2026.pdf
- 2026 Budget Document.pdf
- R-26-XXX Resolution Approving and Authorizing the Execution of a Talent Buying Agreement.docx

2026 Agreement for the Performance of the Schaumburg Nutcracker

Purpose: To present a professional quality community production for the enjoyment of residents of the Village of Schaumburg and surrounding areas. The production provides the opportunity for children, teens, and adults from the area to gain performance experience and arts enrichment.

Organization: The Schaumburg Nutcracker is sponsored by the Village of Schaumburg/Prairie Center for the Arts, in partnership with the Ballet Illinois, DBA Schaumburg Dance Ensemble (SDE), a not for profit performing company. SDE has annually presented the Nutcracker at the Al Larson Cultural Center since 1995. Typically, there are 12 public performances and 2 performances on Friday mornings for local school children. The 14 annual performances bring tickets sales of approximately 90% of the theater's capacity. Dancers are chosen via open audition each August; auditions are open to all dancers who meet certain age requirements. Dancers are offered roles based on their dance capability, regardless of dance studio affiliation. Professional dancers are also selected to perform lead roles, via audition.

SDE is responsible for establishing an annual budget to be approved by the Director of the Department of Cultural Services and Schaumburg's Village Board. SDE is responsible for collecting certain revenues (not including ticket sales) and disbursing funds in accordance with the approved budget. SDE carries liability coverage for rehearsals held outside the Al Larson Cultural Center while the Village of Schaumburg carries liabilities for rehearsals, performances and other related activities that take place at the Al Larson Cultural Center.

Funds collected by SDE include a portion of participation fees from student performers (currently $200-$250 per dancer), donations from participant families, raffle proceeds from each performance (approved in advance by the Village), boutique, bake sale proceeds (families donate treats for each performance), and t-shirt sales from the performance.

SDE is responsible for paying professional performers, costume mistress, and choreographers. In addition, SDE is responsible for acquiring costumes, props, and supplies as needed for the production.

At the conclusion of the production each year, SDE provides precise budget reconciliation to the Director of Cultural Services accounting for all revenues and disbursements. The Village reimburses SDE for all expenses in excess of SDE's revenue collections, not to exceed the budget.

Dance Directors: The Director is Lisa Sheppard. Lisa has served as a choreographer for the Schaumburg Nutcracker for the past 15 years. This is her sixth year as Director.

One additional choreographer is engaged for the production. Alberto Arias provides choreography and directs rehearsals for the production. He has been involved in the program for 15 years as a choreographer and for several years before that as a dancer. He has extensive credentials in both performance and choreography, and he teaches at numerous dance studios in the Chicago area.

Outline of responsibilities:

- **SDE: Overall artistic direction**

- **Selection of performers**
- **Coordination of offsite rehearsals**
- **Development of budget, and collection and disbursement of funds as outlined above**
- **Developing choreography, conducting rehearsals, and providing costumes**
- **Collecting participation fees paid by check**
- **Staging the production and promoting ticket sales and fundraising activities**

Village of Schaumburg:

- **Promotion of the production**
- **Ticket sales**
- **Collection participation fees paid by credit card**
- **Staff and technical support for performances and for rehearsals that take place at the AL Larson Cultural Center**
- **Program printing**
- **Assistance with set construction**
- **Approval of budgets, and disbursement of funds to SDE as needed to meet expenses**

Additional supporting information:

The Nutcracker is well prepared and produced each year. This is due to the professional approach that is taken in the selection of dancers, publishing detailed rehearsal schedules, and conducting of disciplined rehearsals. Performers are required to attend all rehearsals.

The combination of student and professional performers results in a superior quality production, as evidenced by the strong demand for tickets each year. Over 140 student performers and 15 professionals are included in the performance this year. Lighting, sets, and costumes, as well as the overall quality of the choreography are far better than one would expect in a regional show of this nature. The partnership and collaboration with the Department of Cultural Services have led to a great show each year.

Artistic Fee: not to exceed $116,000.

Schaumburg Dance Ensemble	Village of Schaumburg
_____	_____
Lisa Sheppard	Brian Townsend
Date: _____	Date: _____

REVENUE		Year 2024				Year 2025				Year 2026			
			Projected	Actual	Variance		Projected	Actual	Variance		Projected	Actual	Variance
PCA Fundraising													
SBRZ Split the Pot			350	565	215		500	1,150	650		500		
Sponsorships			4,000	5,000	1,000		5,000	5,000	0		5,000		
PCAF Membership Fees			2,400	2,025	(375)		2,200	2,475	275		2,200		
PCAF YAAP Sponsorship			500	0	(500)		0	0	0		0		
TOTAL FUNDRAISING			**7,250**	**7,590**	**340**		**7,700**	**8,625**	**925**		**7,700**	**0**	**0**
PCA General													
Photography			**1,000**	**700**	**(300)**		**1,000**	**856**	**(144)**		**1,000**		
PCA Tickets													
Adult						38		4,522	4,522	40	4,760		
Adult						40		4,000	4,000	42	4,200		
Adult		43	66,650	68,370	1,720	43	83,850	53,019	(30,831)	45	55,485		
Adult						45		21,825	21,825	47	22,795		
Adult						48		18,288	18,288	50	19,050		
Student						30		1,290	1,290	32	1,376		
Student						32		960	960	34	1,020		
Student		35	40,250	35,175	(5,075)	35	42,000	24,010	(17,990)	37	25,382		
Student						37		9,028	9,028	39	9,516		
Student						40		10,480	10,480	42	11,004		
Senior						30		510	510	32	544		
Senior						32		864	864	34	918		
Senior		35	28,000	23,065	(4,935)	35	29,750	14,280	(15,470)	37	15,096		
Senior						37		6,412	6,412	39	6,759		
Senior						40		10,480	10,480	41	10,742		
1st perf	*Adult*	38	22,800	23,370	570	38	11,400		(11,400)				
	Senior	30	7,500	7,320	(180)	30	3,750		(3,750)				
	Student	30	12,000	8,700	(3,300)	30	5,250		(5,250)				
	Premium Seating			7,334	7,334		7,500		(7,500)				
Comps	*40*	0	0	0	0	0	0		0	0	0		
Morning	*Senior*	20	400	0	(400)	20	0		0	20	0		
	Student	15	7,500	10,200	2,700	15	10,500	11,880	1,380	15	10,500		
Conv Fees			15,000	20,145	5,145		20,000	19,865	(135)		20,000		
TOTAL TICKET SALES			**200,100**	**203,679**	**3,579**		**214,000**	**211,713**	**(2,287)**		**219,147**	**0**	**0**

SDE Fees

	50 @175	8,750	7,000	(1,750)	50 @200	10,000	7,000	(3,000)	50 @200	10,000		
	40 @225	9,000	9,319	319	40 @250	10,000	9,500	(500)	40 @250	10,000		
online payments - PCA		6,000	6,100	100		6,000	8,000	2,000		6,000		
YAAP Participation		525		(525)		525	0	(525)		525		
TOTAL PARTICIPATION FEES		**24,275**	**22,419**	(1856)		**26,525**	**24,500**	(2025)		**26,525**	**0**	**0**

SDE Fundraising

T shirt Sales		4,000	3,160	(840)		3,000	2,985	(15)		3,000		
DVD > Vimeo	100 @ 25	2,400	2,025	(375)	90 @ 25	2,250	1,825	(425)	90 @ 25	2,250		
Donations		3,000	1,989	(1,011)		2,000	1,950	(50)		1,000		
costume		0		0		0		0		0		
Split the pot Raffle		3,000	2,937	(63)		3,000	3,072	72		3,000		
Boutique		3,500	5,631	2,131		4,500	5,240	740		4,500		
Bake Sale		1,000	1,303	303		2,000	1,756	(244)		1,800		
				0				0				
TOTAL SDE FUNDRAISING		**16,900**	**17,045**	**145**		**16,750**	**16,828**	**78**		**15,550**	**0**	**0**

REVENUE		**Projected**	**Actual**	**Variance**		**Projected**	**Actual**	**Variance**		**Projected**	**Actual**	**Variance**
PCA Revenue		**208,350**	**211,969**	3,619		**222,700**				**227,847**		
SDE Revenue		**41,175**	**39,464**	(1,711)		**43,275**	**41,328**	(1,947)		**42,075**		
TOTAL REVENUE		**249,525**	**251,433**	**1,908**		**265,975**	**41,328**	**(1,947)**		**269,922**	**0**	**0**

Expenditures			Year 2024			Year 2025			Year 2026		
	Description	Notes	Projected	Actual	Variance	Projected	Actual	Variance	Projected	Actual	Variance
PCA	Theatre Rental/Tech Time		12,000	11,450	550	12,000	12,025	(25)	12,750		
	Ticketing Fees		10,000	9,679	321	10,000	10,497	(497)	11,000		
	Advertising		5,000	2,313	2,687	4,000	1,176	2,824	4,000		
	Postcards/Mailers		200	106	94	200	360	(160)	200		
	Postage		400	325	75	400	400	0	400		
	Photography Expense		0	145	(145)	0	200	(200)	200		
	Programs		650	525	125	650	498	152	650		
	Posters/Banners		150	0	150	150		150	150		
	Entertainment Tax		8,000	8,683	(683)	8,000	8,985	(985)	10,000		
	Videography expenses		0		0	0	0	0	0		
	Set Materials	stair unit	1,000	413	587	1,000	195	805	1,000		
TOTAL PCA EXPENDITURES			**37,400**	**33,639**	**3,761**	**36,400**	**34,336**	**2,064**	**40,350**	**0**	**0**

SDE	Description	Notes	Projected	Actual	Variance	Projected	Actual	Variance	Projected	Actual	Variance
	Dancer/Actor										
Sarah S	Storyteller	175/150 R/500T	3,050	3,050	0	3,050	3,050	0	3,050		
Rob	Drosselmeyer	14 x 300	4,150	4,100	50	4,150	4,100	50	4,200		
Ron	Drosselmer	morning shows	500	500	0	500	500	0	500		
Felicity	Waltz Queen/S	200/400R/450T	3,750	3,750	0	3,750	3,750	0	3,750		
Delphine	Waltz Queen/S	287.5/500R/450 T	3,750	3,750	0	3,750	3,750	0	3,750		
Molly	Spanish/Marzi	200/400R/450T	3,750	3,750	0	3,750	3,750	0	3,750		
				2,750	(2,750)	3,750	3,000	750	3,500		
Jenn	Spanish/Marzi	200/400R/450T	3,750	3,750	0	3,750	3,750	0	3,750		
Lydia	Spanish/Arabia	200/400R/450T	3,750	3,750	0	3,750	3,750	0	3,750		
Ethan	Spanish/Arabia	200/400R/450T	3,750	3,750	0	3,750	3,750	0	3,750		
Jack	Spanish/Arabia	200/400R/450T	3,750	3,750	0	3,750	3,750	0	3,750		
Jesse	Snow King/Rus	200/400R/450T	3,750	3,750	0	3,750	4,250	(500)	3,750		
Frankie	Nutcracker/Ch	175/400R/450 T	3,750	3,750	0	3,750	3,750	0	3,750		
Michael	Nutcracker/Ch	175/400R/450 T	3,750	2,750	1,000	3,750	3,200	550	3,500		
Skylar	Mouse King - A	contract	2,500	3,000	(500)	3,000	3,200	(200)	3,500		
Amanda	Sugarplum - Ar	contract (525)	7,000	7,000	0	7,000	7,200	(200)	7,000		
Fernando	Cavalier - Fern	contract (500)	6,000	5,900	100	6,000	5,900	100	6,000		
Total Performer Pay			**60,700**	***62,800***	**(2,100)**	**64,950**	***64,400***	**550**	**65,000**	***0***	**0**

			Year 2024			Year 2025			Year 2026		
SDE	**Description**	**Notes**	**Projected**	**Actual**	**Variance**	**Projected**	**Actual**	**Variance**	**Projected**		**Variance**
	Director	Salary	28,000	28,000	0	28,000	28,000	0	28,000		
		Travel	1,500	1,500	0	1,500	1,500	0	1,500		
			29,500	**29,500**	**0**	**29,500**	**29,500**	**0**	**29,500**	**0**	**0**
SDE Other Contract Payments											
& Choreogr	Alberto Arias	Choreo/Fri/auditions	12,000	12,000	0	12,000	12,000	0	10,000		
									2,000		
Lori/Rob/A	Various	Mon/Sat/Sun	8,000	6,800	1,200	8,000	7,100	900	8,000		
Vincent	Party Asst	student	300	600	(300)	300	300	0	300		
Anthony	Battle Asst	students	300	300	0	300	300	0	300		
McKenna	Saturday Asst	students (added)	300	300	0	300	300	0	300		
	Sunday					300	300	0			
Performance - Detail below								0			
Comp Class/Show asst		various people	2,400	2,400	0	2,400	2,400	0	2,400		
	Backstage Mar	Aimee, Lori	2,800	2,800	0	2,800	2,800	0	2,800		
Front of House/organizati		Boutique/Raffle (Kym	1,400	1,400	0	1,400	1,400	0	1,400		
	Prop Master	Anna, Heather	600	600	0	600	600	0	600		
	Parent Volunteer	/Raffle (Jen)	700	700	0	500	500	0	700		
Costumers - Detail below								0			
	Sewers	Elaine/Mary/Sarah R	2,000	1,500	500	2,000	2,288	(288)	2,000		
	Wardrobe Mis	Donica	1,800	1,800	0	1,800	1,700	100	1,800		
	Fitting Days	M-F-S-S	700	600	100	800	600	200	600		
Audition - Detail below								0			
	Lobby	Aimee/Elizabeth	1,200	1,450	(250)	1,400	1,230	170	1,400		
	Auditions Assis	students	500	500	0	600	630	(30)	650		
	Auditioners	Various	6,000	5,874	126	6,000	5,940	60	6,000		
Total Other Contract Payments			**41,000**	**39,624**	**1,376**	**41,500**	**40,388**	**1,112**	**41,250**	**0**	**0**

			Year 2024			Year 2025			Year 2026		
SDE Costumes											
	Misc Fabric/Notions		250	255	(5)	300	300	0	300		
	Mask Expense	truck rental	0	0	0	0		0	0		
	Sewing Machine maintenance		200	195	5	200	200	0	200		
Expenses	Spanish 4 @200		0	0	0	0		0	300		
	Ribbon Dancers 4 @ $50		200	200	0	0		0	150		
	Misc Costumes	(Angels wings)	0	0	0	0		0	400		
	Marzipan		600	600	0	0		0	200		
	New Costumes (tutus)		0	0	0	0		0	200		
	Waltz of the Flowers				0	800	1,245	(445)	200		
	Angels				0	800	1,120	(320)			
	Costume Cleaning		200	166	34	200	150	50	200		
Total SDE Costumes			**1,450**	**1,416**	**34**	**2,300**	**3,015**	**(715)**	**2,150**	**0**	**0**
SDE Other Expenditures											
Theater	Make Up/Hair Supplies		150	72	78	100	60	40	100		
	Props		100	0	100	100	214	(114)	100		
	Pointe Shoes	14 shows	3,000	3,200	(200)	3,600	3,600	0	3,600		
	Mens Dance Shoes		450	450	0	450	450	0	450		
	Flowers	Amanda	150	100	50	150	50	100	150		
	Volunteer Gifts		400	0	400	400	200	200	300		
	Drop Rental		300	0	300	300	150	150	200		
	Misc.	(Masks/St of IL fees)	450	408	42	450	295	155	450		
Office	Printing/paper/ink		500	493	7	500	425	75	450		
	Postage		300	125	175	300	150	150	200		
	Computer/Office Supplies		350	369	(19)	400	375	25	450		
	Quickbooks/Alora/bank fees		450	564	(114)	600	600	0	650		
	Accountant		525	550	(25)	550	550	0	550		
	Insurance	liability	400	450	(50)	500	495	5	500		
	T Shirts/swag	revenue was up $233	3,800	3,868	(68)	3,800	2,875	925	3,500		
	Studio Rental		1,200	1,365	(165)	1,200	2,200	(1,000)	1,600		
Total SDE Other Expenditures			**12,525**	**12,014**	**511**	**13,400**	**12,689**	**711**	**13,250**	**0**	**0**
EXPENDITURES											
	PCA EXPENDITURES		**37,400**	**33,639**	**3,761**	**36,400**	**34,336**	**2,064**	**40,350**	**0**	**0**
	SDE EXPENDITURES		**145,175**	**145,354**	**(179)**	**151,650**	**149,992**	**1,658**	**151,150**	**0**	**0**
TOTAL EXPENDITURES			**182,575**	**178,993**	**3,582**	**188,050**	**184,328**	**3,722**	**191,500**	**0**	**0**

RESOLUTION NO R-26-

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A TALENT BUYING AGREEMENT BETWEEN VILLAGE OF SCHAUMBURG AND SCHAUMBURG DANCE ENSEMBLE

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, Schaumburg Dance Ensemble ("Contractor") and the Village desire to enter into an Agreement for the production, talent buying, direction, and promotion related to The Nutcracker 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 Schaumburg Dance Ensemble, 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 Approving and Authorizing a Cook County Class 6B Real Estate Tax Classification for 1700 Penny Lane, Schaumburg, Illinois (Chi/Acquisitions, L.P.).
08/25/26
Village Board

Presenter: Liz Dechant
Lead Department: Economic Development

Executive Summary:

CHI/Acquisitions, L.P. is requesting a Cook County Class 6B tax incentive at 1700 Penny Lane to support the purchase of the 6.75-acre industrial property that is currently occupied by Felsomat USA. The Applicant anticipates closing on the Subject Property in fall 2026 for $5.575M, contingent on the approval of the Class 6B incentive, at which point Felsomat US will move out. They plan to demolish the existing 34,980 square foot building and spend $9.35M to develop a new 116,425 square foot speculative Class A office / warehouse building. They anticipate construction will be completed in fall 2027 and will reach 51% occupancy afterwards. At that point, the property will have reached at least 12 months of continuous vacancy. Therefore, the Village incentive request is done with "Special Circumstances." They anticipate tenants to be manufacturers, light assembly, and/or Chicago-based distribution businesses that will create 30 full-time employees. The applicant will invest $14.925M on the project.

Recommended Action:

The Village Manager recommends the Finance, Legal, Administrative and General Government Committee recommend to the Village Board approval of a Development Agreement for a Cook County Class 6B Tax Incentive at 1700 Penny Lane for CHI/Acquisitions, L.P. with Special Circumstances

ATTACHMENTS:
- Memo for FLAGG 1700 Penny Lane 8.3.26.pdf
- 6B Application 1700 N Penny Lane 7.2026.pdf
- Resolution 1700 Penny Lane LLC.pdf
- RDA 1700 Penny Lane 8.12.26.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: Finance, Legal, Administrative and General Government Committee

FROM: Liz Dechant, Assistant Director of Economic Development

RE: CHI/Acquisitions, L.P. at 1700 Penny Lane, Class 6B Request

DATE: August 17, 2026

Introduction

Please find the Cook County Class 6B Application from CHI/Acquisitions, L.P., (the "Applicant") the property acquisition entity acting on behalf of Crow Holdings Industrial, to purchase the 6.75-acre industrial property at 1700 Penny Lane (the "Subject Property") with Parcel Identification Numbers 07-11-202-028-0000, 07-11-202-029-0000, and 07-11-202-030-0000. The location of the Subject Property is shown in Figure 1 below:



Figure 1. 1700 Penny Lane with existing building

The Applicant is seeking a Class 6B 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 $217,793.48 total in property taxes in the 2024 tax year.

Discussion

Cook County defines an abandoned property as "buildings or other structures that, after having been vacant and unused for at least 12 continuous months, are purchased for value or by a purchaser in whom the seller has no direct financial interest." The existing owner / occupant of the Subject Property is Felsomat USA, who is under contract to sell to the Applicant. The Applicant anticipates closing on the Subject Property in fall 2026 for $5.575M, contingent on the approval of the Class 6B incentive, after which Felsomat USA will move out.

The Village of Schaumburg's 6B policy typically seeks 24 months of vacancy but allows for exceptions as low as six (6) months under special circumstances. The special circumstance that warrants an exception is the Applicant's plans for complete reconstruction of the property. The Applicant plans to spend $9.35M to raze the existing building and develop a new 116,425 square foot speculative Class A office / warehouse building (Figure 2). They anticipate construction to be completed in fall 2027 and will reach 51% occupancy afterwards. At that point, the property will have reached at least 12 months of continuous vacancy.

Capital Improvements

The 6.75-acre parcel, which has frontage along I-90 along Wiley Road between Plum Grove Road and Penny Lane, currently houses a 34,980 square foot industrial building constructed in 1988. The Applicant is planning to raze the existing building and develop a new 116,425 square foot speculative Class A office / warehouse building. The Applicant will submit building permits in fall 2026 when the property has been purchased and anticipates construction completion by fall 2027. The new building will feature 32' ceiling heights, two office entry locations facing I-90 that can accommodate potential tenants from 30,000 square feet up to 116,425 square feet, up to 25 exterior loading docks, and 122 employee parking spaces. They anticipate tenants to be manufacturers, light assembly and/or Chicago-based distribution businesses.

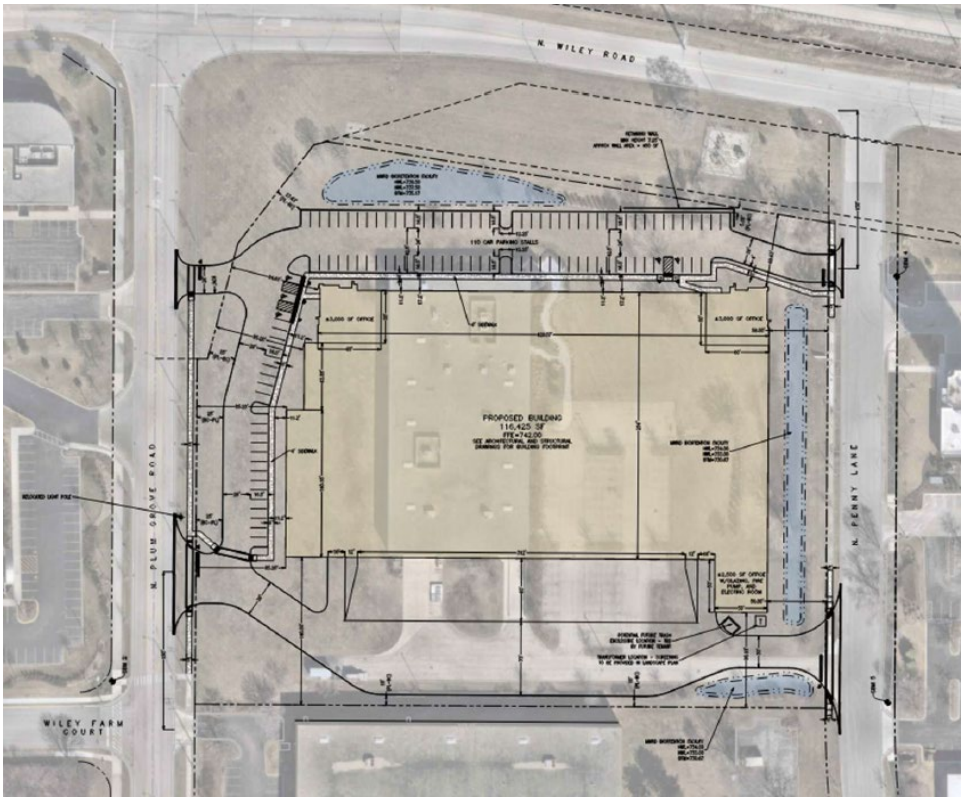


Figure 2. Conceptual drawing of new industrial building.

Employment and Business Growth

The Applicant estimates the project will create 30 full-time employees in the building. These employees are expected to meet the minimum wage requirements for Cook County.

Civic Involvement

The Village of Schaumburg's policy requires ongoing community involvement and financial support. The Applicant has agreed to provide $10,000 of support annually to these or one of the following agencies including but not limited to the Schaumburg Business Association, Schaumburg Township Library District, the Al Larson Cultural Center, the Schweiker House, Schaumburg Park District, Harper College, School District 54, School District 211, Golden Corridor Advanced Manufacturing Partnership, and the Japanese American Chamber of Commerce.

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

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

	Current Valuation	Valuation With 6B & New Building	Valuation Without 6B w/ Vacancy	Valuation Without 6B & New Building
Fair Market Value (FMV)	$3,980,004	$11,195,625	$3,582,004	$11,195,625
Assessment Value	25%	10%	10%	25%
Assessed Value (AV)	$995,001	$1,258,750	$358,200	$2,798,906
State Equalizer	3.0355	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$3,020,326	$3,820,936	$1,087,317	$8,496,080
Tax Rate	9.585675%	9.585675%	9.585675%	9.585675%
Tax Amount	$289,519	$366,262	$100,979	$814,407

*Investment and discount rate only calculated in the New Building calculations. FMV is generated from the purchase price of the property ($5,575,000) and the estimated construction value ($9,352,500), then multiplied at a 75% discount rate.

Over the life of the incentive, the applicant is expected to pay approximately $4.9 million in property taxes and save over $6 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%	$366,262	$3,662,625
Year 11	15%	$549,394	$549,394
Year 12	20%	$732,525	$732,525
Total Taxes w/ 6B			$4,944,544

The development project is slated for approval of the Plat of Survey at the August 19 Plan Commission, and for final approval of the Plat and Site Plan at the September 8 Village Board meeting. Village staff are supportive of the Class 6B request. If approved, staff will work with the Applicant and make the Class 6B contingent upon a Development Agreement outlining the Applicant's investment of $9.35M, employing 30 employees on the Subject Property, and establishing their local community support.

Recommendation

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a Class 6B tax incentive for CHI/Acquisitions, L.P.

CROW HOLDINGS
INDUSTRIAL

July 24, 2026

Matt Frank
Director of Economic Development
Village of Schaumburg
1000 E. Woodfield Rd.
Schaumburg, IL 60173
ATTN: Liz Dechant

RE: Class 6B Resolution Request

Dear Matt,

I am pleased to submit the enclosed Class 6B Application for the proposed redevelopment of the 1700 N Penny Ln. property. This acquisition represents a strategic investment for the Trammell Crow family and the Crow Holdings Industrial ("CHI") development platform and is one we are very excited about.

ABOUT THE APPLICANT:

CHI/Acquisitions, L.P. is the property acquisition entity on behalf of the Applicant. **Crow Holdings** is a multi-billion-dollar investment and development company that encompasses three operating businesses and several signature properties (collectively the "Company"). These businesses include Crow Holdings Capital - a registered investment advisor ("CHC"), Trammell Crow Residential ("TCR"), and Crow Holdings Industrial ("CHI"). The Company's signature properties include the Old Parkland Campus, the Anatole Hotel, and the Dallas Market Center, all located in Dallas, Texas. Additionally, the Company owns the Windsor Court Hotel in New Orleans, LA and the International Trade Mart in Brussels, Belgium.

Crow Holdings Industrial ("CHI") is the industrial development arm of the Company focused on speculative and build-to suit projects nationwide. As a stable, well capitalized and trusted partner, CHI draws on the Crow family's 75-year industrial development legacy to build Class A warehouse, distribution and manufacturing facilities. Operating in major U.S. distribution markets with strong market knowledge, CHI takes a strategic and targeted approach to building long-lasting quality for its clients and tenants. With seven (7) regional offices covering nearly all Tier-1 industrial markets, CHI is delivering 7 - 10 million square feet of Class A space annually valued at close to $1.5 billion.

Chicago Market Experience
Since opening the Midwest regional office in Jan. 2018, CHI has developed 23 buildings totaling more than 7.78 million sq. ft. of new Class A space at a total project cost of $866 million throughout the Chicago industrial market.

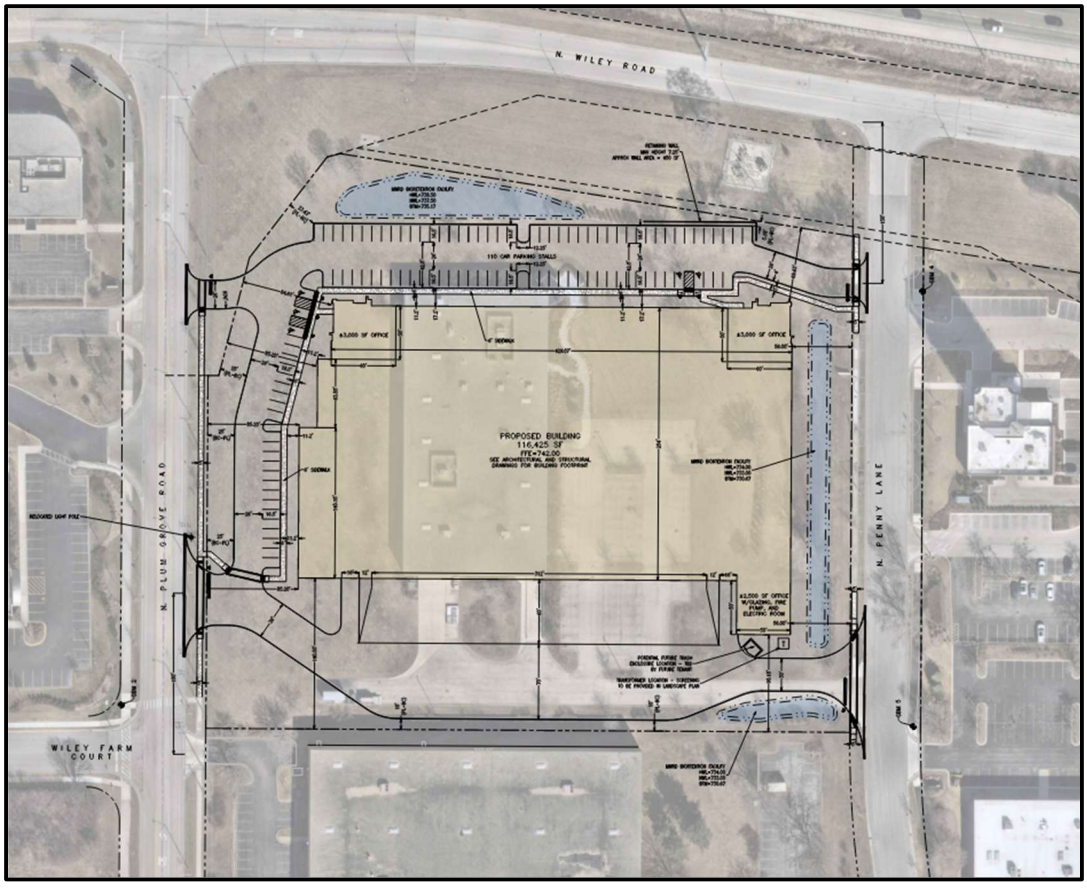
PROPERTY CONDITION

The 6.75-acre parcel located at 1700 N Penny Lane currently houses a 34,980 square foot industrial building constructed in 1988. The building has 18' clear-height ceilings, and two 12'x14' drive-in doors. The site also has an asphalt parking lot containing approximately 89 parking spaces. The applicant is under contract to purchase the property from the existing user/owner, Felsomat USA, for $5,575,000.

APPLICANT'S REDEVELOPMENT PLAN

The Applicant is proposing to raze the entire property to develop a brand new 116,425 square foot speculative Class-A, investment-grade office/warehouse building. The applicant anticipates closing on the property and commencing construction in August 2026, with approximately $9,352,500 in construction costs projected for the new development. Scheduled for completion in June 2027, the building will feature:

- 32' clear ceiling heights
- Modern insulated precast wall construction with storefront glass and punched window openings at two (2) office entry locations to accommodate potential tenants from 30,000 sq. ft. – 116,4225 sq. ft.
- ESFR fire protection system
- Onsite storm water detention & substantial landscaped "green space" provided
- Potential for up to 25 exterior loading docks / 122 employee auto parking spaces
- LED interior and exterior lighting
- Ballasted EPDM roofing system
- High-profile Interstate 90 (Jane Adams Tollway) frontage and visibility
- Site design minimizing employee traffic from commingling with truck traffic



PROJECTED BENEFITS & PLANNED MARKETING EFFORTS

The Applicant's proposed development will be at least 50% more valuable than the existing building on the property and thus provide increased property tax revenue to the taxing bodies in addition to replacing an old industrial building with a brand-new investment-grade office/warehouse facility. The Applicant has engaged Al Caruana and Jeff Matella at Cushman & Wakefield to handle the leasing efforts for the planned development and once under construction, the property will be marketed to potential tenants through a combination of e-blasts, direct mailers, broker awareness campaigns, and marketing events at the property itself.

EMPLOYMENT INFORMATION

TEMPORARY CONSTRUCTION EMPLOYMENT POSITIONS

Arco Murray Design Build ("Arco") is the Applicant's general contractor for the proposed redevelopment project. Arco projects that this project will provide the equivalent of thirty (30) full-time construction jobs for a duration of approximately ten (10) months.

PROJECT PERMANENT EMPLOYMENT POSITIONS

The Applicant is proposing to develop this project on spec and as such is merely providing its best approximation of the permanent employment impact. The proposed building is a 116,425 sq. ft. office / warehouse facility designed to be divisible to 30,000 sq. ft. and allow for as many as two (2) tenants. The Applicant is projecting the following employment positions impact at full occupancy:

Position Type:	Year 1*	Year 3	Year 5	Year 10
Full-Time Employees:	30	30	30	30

** NOTE: Based on 100% occupancy*

TENANTS TARGETED

The proposed 116,425 square-foot building will have two (2) office entries and can support as many as two (2) tenants ranging in size from 30,000 sq. ft. up to a full-building user at 116,425 sq. ft. Typically, these smaller tenants are a mix of light manufacturers, light assembly, and Chicago-based distribution businesses.

I am eager to move forward with the proposed project and strive to deliver a fantastic asset to both the Village of Schaumburg and Cook County. Please let me know if you have any questions regarding the enclosed application and I look forward to speaking with you soon.

Best regards,

Matt Kuruc
Crow Holdings Industrial
Managing Director, Chicago
318 N Carpenter St., Suite 250
Chicago, IL 60607

VILLAGE OF SCHAUMBURG

Community Development Department
6B APPLICATION
101 Schaumburg Court, Schaumburg, IL 60193-1899
(Phone) 847.923.4430 (Fax) 847.923.4421

1. BACKGROUND INFORMATION:

a. Applicant: CHI/ACQUISTIONS, L.P.
Address: 318 North Carpenter St., Suite 250
City: Chicago State: IL Zip: 60607
Telephone: 773.633.5696
(Number at which applicant can be reached during business hours)
Fax Number: N/A
E-mail Address: mkurucz@crowholdings.com

b. Chief Executive Officer:
Ken Valach

c. Principle Contact Person: Jack Rabenn
Title: Managing Director
Address: 318 North Carpenter St., Suite 250
City: Chicago State: IL Zip: 60607
Telephone: 414.704.7244
Fax Number: N/A
E-mail Address: jrabenn@crowholdings.com

2. Name and addresses of commercial bankers that may be contacted for references:
Bank: References available upon request. See contact below
Address:
City: State: Zip:

Bank: Matt Owen, Director Capital Markets, Crow Holdings (mowen@crowholdings.com)
Address: 3819 Maple Avenue
City: Dallas State: TX Zip: 75219

3. Brief description of business, including history and type of ownership (attach additional information if deemed necessary): See cover letter for additional information. Brief description below. CHI/Acquisitions, L.P. is the property acquisition entity acting on behalf of the Applicant. Crow Holdings is a multi-billion dollar real estate firm. Crow Holdings Industrial is the Company's industrial platform, focused on speculative and build-to-suit warehouse, distribution and manufacturing projects nationwide, delivering roughly 7-10 million SF annually valued near 1.5B. Since opening its Midwest office in 2018 CHI has completed 23 buildings totaling more than 7.78M SF in the Chicago market (+/- $866M total project cost).

4. Current facility location and reason for establishing new facility:

Address: _____

City: _____ State: _____ Zip: _____

Reason: This is a speculative development. This site was selected due to it's direct I-90 interstate frontage, proximity to O'Hare, complimentary surrounding uses, and excellent proximity to plentiful restaurant, retail, and entertainment amenities for future employees.

5. Major products of the company: TBD. Future tenants may include a mix of light manufacturers, light assembly, and distribution businesses.

6. Names of two or more customers: Tenants of CHI midwest speculative developments include but are not limited to Wabtec Corporation, Panduit, TricorBraun, NFI Industires, PeopleWorks, Inc. and GE Appliances.

7. Proposed location:

Address: 1700 N Penny Ln, Schaumburg, IL 60173

Parcel Identification Number: 07-11-202-028-0000, 07-11-202-029-0000, and 07-11-202-030-0000

8. Project Value:

Land: $587,990

Building: $9,352,500

Personal Property: $N/A

Equipment: $N/A

9. Present Zoning Classification: M-1, Manufacturing

10. Size of new facility in square feet: 116,425

11. Area of land required by the new facility in square feet or acres: 6.75 Acres

12. Environmental Impact (Check if you will have an impact):

a. Pollution as defined by EPA standards:	Yes	No
1. Water/type of effluent		X
2. Air		X
3. Odor		X
4. Toxic substance storage		X
5. Noise		X

b. Are pollution control devices by the facility required? | | X |

13. Community traffic impact:

a. Projected number of vehicles entering new facility per day:

		Peak Hours	Per Day
1. Cars	52	8:00	22
2. Trucks	23	16:00	2

b. Traffic impact on existing roadway network (Describe any potential problems related to access to the facility, circulation or site safety that would require further traffic analysis):
No problems anticipated.

14. Economic impact:

a. Number of employees at new facility:

	Transfer from present facility	New	Total
Full Time	N/A	30	30
Part Time	N/A	0	0

b. Type and number of skills required by the new facility:

Management Level TBD

Skilled TBD

Unskilled TBD

Clerical TBD

c. Yearly payroll of the facility: $TBD

d. Average employee salary: $ TBD

e. Recurring revenues generated by the new facility:

1. Sales tax if applicable (annual based on 1.50 percent of applicable retail sales):
TBD

2. Business License Fees (annual):
TBD

f. Nonrecurring revenues or one-time fees realized to Village:

1. Building Permit Fees: $ TBD

2. Engineering Fees: $ TBD

g. Other financial information:

1. Equalized assessed valuation generated by the new facility
$ 8,297,948.00

2. Explain the methodology used in estimating equalized assessed value:
Land + cost of new construction, multiplied by 25% assessment level,
multiplied by Cook County equalization factor of 3.0355.

3. List the real estate tax impact (annually) to all taxing bodies within the Village with the benefit of a Class 6B and without:

Unit	Rate	Taxes Generated	With Class 6B
School District 54	3.685	$305,779	$122,312
School District 211	2.710	$224,874	$89,950
Harper College	0.410	$34,022	$13,609
Schaumburg Township	0.101	$8,381	$3,352
Schaumburg Park District	0.633	$52,526	$21,010
Township Library	0.328	$27,217	$10,887
Village of Schaumburg	0.484	$40,162	$16,065

15. Will all of the space created by 6B tax incentive be used by the requestor? If not, how much is intended to be leased or rented: 100% of the space using the 6B tax incentive will be leased.

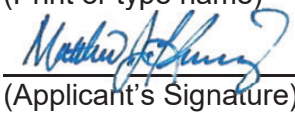
16. Does the requesting firm compete in the international marketplace? If so, what percentage of the firm's business is in foreign markets and who are the major foreign competitors (name of foreign films): N/A

17. To what degree has the requesting firm been involved in local community events? Please list those areas of involvement or sponsorship: Future tenant will tap the local labor pool for employees. Applicant will make an annual contribution to a local charitable group.

18. Has the requesting firm received financial assistance in the past? If so, explain what incentives were received and for what facility: Received a Class 6B incentive in Franklin Park, Enterprise Zone credit in Morris and Joliet, and a tax abatement in Merriville, IN.

19. Please provide legal description of property:
LOTS 18, 19 AND 20 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, BEING A RESUBDIVISION OF PART OF OUT-LOT C IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTH EAST 1/4 OF SECTION 11, PART OF THE SOUTH WEST 1/4 OF SECTION 12, PART OF THE NORTH WEST 1/4 OF SECTION 13 AND PART OF THE NORTH EAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Applicant: Matt Kurucz
(Print or type name)


(Applicant's Signature)

Date: 07-24-2026

Village of Schaumburg - 6b Tax Proforma

Year	% Occupancy	Assessment Year	Building Size	Market Value	Per SF	Equalization Factor	Tax Rate
Construction/Lease Up Term(s)	0%	2026	-	$ 2,994,000		3.0355	9.586%
	50%	2027	116,425	$ 9,940,490	$ 85.38	3.0355	9.586%
1	100%	2028	116,425	$ 10,934,539	$ 93.92	3.0355	9.586%
2	100%	2029	116,425	$ 10,934,539	$ 93.92	3.0355	9.586%
3	100%	2030	116,425	$ 10,934,539	$ 93.92	3.0355	9.586%
4	100%	2031	116,425	$ 12,027,993	$ 103.31	3.0355	9.586%
5	100%	2032	116,425	$ 12,027,993	$ 103.31	3.0355	9.586%
6	100%	2033	116,425	$ 12,027,993	$ 103.31	3.0355	9.586%
7	100%	2034	116,425	$ 13,230,792	$ 113.64	3.0355	9.586%
8	100%	2035	116,425	$ 13,230,792	$ 113.64	3.0355	9.586%
9	100%	2036	116,425	$ 13,230,792	$ 113.64	3.0355	9.586%
10	100%	2037	116,425	$ 14,553,871	$ 125.01	3.0355	9.586%
11	100%	2038	116,425	$ 14,553,871	$ 125.01	3.0355	9.586%
12	100%	2039	116,425	$ 14,553,871	$ 125.01	3.0355	9.586%

Notes:

Year 1 is first year subject property is expected to be assessed with 6b classifcation (at least 51% occupied)

Tri-annual assessment incorporated with assumed 10% escalator in 2028, 2031,2034, and 2037

Increase in market value in 2027 considers improvments made to property

		Scenario A					Scenario B					Scenario C				
		Standard Industrial Assessment on New Project					6b Special Assessment on New Project					Current Conditions No New Project				
Year	Assessment Year	Assessed Level	Assessed Value	EAV	Real Estate Taxes	Tax Per SF	Assessed Level	Assessed Value	EAV	Real Estate Taxes	Tax Per SF	Assessed Level	Assessed Value	EAV	Real Estate Taxes	Tax Per SF
Construction/	2026	25%	$ 748,500	$ 2,272,072	$ 217,792	n/a	25%	$ 748,500.00	$ 2,272,072	$ 217,792	n/a	25%	$ 748,500.00	$ 2,272,071.75	$ 217,792	n/a
Lease Up Term(s)	2027	25%	$ 1,536,556	$ 4,664,216	$ 447,093	$ 3.84	25%	$ 1,536,556.25	$ 4,664,216	$ 447,093	$ 3.84	25%	$ 748,500.00	$ 2,272,071.75	$ 217,792	n/a
1	2028	25%	$ 2,733,635	$ 8,297,948	$ 795,408	$ 6.83	10%	$ 1,093,453.90	$ 3,319,179	$ 318,163	$ 2.73	25%	$ 823,350.00	$ 2,499,278.93	$ 239,571	n/a
2	2029	25%	$ 2,733,635	$ 8,297,948	$ 795,408	$ 6.83	10%	$ 1,093,453.90	$ 3,319,179	$ 318,163	$ 2.73	25%	$ 823,350.00	$ 2,499,278.93	$ 239,571	n/a
3	2030	25%	$ 2,733,635	$ 8,297,948	$ 795,408	$ 6.83	10%	$ 1,093,453.90	$ 3,319,179	$ 318,163	$ 2.73	25%	$ 823,350.00	$ 2,499,278.93	$ 239,571	n/a
4	2031	25%	$ 3,006,998	$ 9,127,743	$ 874,949	$ 7.52	10%	$ 1,202,799.29	$ 3,651,097	$ 349,980	$ 3.01	25%	$ 905,685.00	$ 2,749,206.82	$ 263,528	n/a
5	2032	25%	$ 3,006,998	$ 9,127,743	$ 874,949	$ 7.52	10%	$ 1,202,799.29	$ 3,651,097	$ 349,980	$ 3.01	25%	$ 905,685.00	$ 2,749,206.82	$ 263,528	n/a
6	2033	25%	$ 3,006,998	$ 9,127,743	$ 874,949	$ 7.52	10%	$ 1,202,799.29	$ 3,651,097	$ 349,980	$ 3.01	25%	$ 905,685.00	$ 2,749,206.82	$ 263,528	n/a
7	2034	25%	$ 3,307,698	$ 10,040,517	$ 962,444	$ 8.27	10%	$ 1,323,079.22	$ 4,016,207	$ 384,978	$ 3.31	25%	$ 996,253.50	$ 3,024,127.50	$ 289,881	n/a
8	2035	25%	$ 3,307,698	$ 10,040,517	$ 962,444	$ 8.27	10%	$ 1,323,079.22	$ 4,016,207	$ 384,978	$ 3.31	25%	$ 996,253.50	$ 3,024,127.50	$ 289,881	n/a
9	2036	25%	$ 3,307,698	$ 10,040,517	$ 962,444	$ 8.27	10%	$ 1,323,079.22	$ 4,016,207	$ 384,978	$ 3.31	25%	$ 996,253.50	$ 3,024,127.50	$ 289,881	n/a
10	2037	25%	$ 3,638,468	$ 11,044,569	$ 1,058,688	$ 9.09	10%	$ 1,455,387.14	$ 4,417,828	$ 423,475	$ 3.64	25%	$ 1,095,878.85	$ 3,326,540.25	$ 318,869	n/a
11	2038	25%	$ 3,638,468	$ 11,044,569	$ 1,058,688	$ 9.09	15%	$ 2,183,080.71	$ 6,626,741	$ 635,213	$ 5.46	25%	$ 1,095,878.85	$ 3,326,540.25	$ 318,869	n/a
12	2039	25%	$ 3,638,468	$ 11,044,569	$ 1,058,688	$ 9.09	20%	$ 2,910,774.28	$ 8,835,655	$ 846,951	$ 7.27	25%	$ 1,095,878.85	$ 3,326,540.25	$ 318,869	n/a
Total over Term					**$ 11,739,352**					**$ 5,729,885**					**$ 3,771,129**	
Net Tax Benefit Over Term (Scenario B - Scenario C)		**$ 1,958,756**														

	Scenario A		Scenario B		Scenario C
	2027	2028	2027	2028	2026-2039 based on projected market value
M.V	$ 9,940,490.00	$ 10,934,539.00	$ 9,940,490.00	$ 10,934,539.00	Does not include vacancy factor
	25%	25%	25%	10%	
A.V	$ 2,485,122.50	$ 2,733,634.75	$ 2,485,122.50	$ 1,093,453.90	
Less Land	$ 587,990.00	$ 587,990.00	$ 587,990.00	$ 587,990.00	
A.V. Improvments	$ 1,897,132.50	$ 2,145,644.75	$ 1,897,132.50	$ 505,463.90	
Occupancy	50%	100%	50%	100%	
Improvement	$ 948,566.25	$ 2,145,644.75	$ 948,566.25	$ 505,463.90	
Plus Land	$ 587,990.00	$ 587,990.00	$ 587,990.00	$ 587,990.00	
Total A.V	$ 1,536,556.25	$ 2,733,634.75	$ 1,536,556.25	$ 1,093,453.90	

Notes:

The above estimate is speculative and should be treated as such

The above is based on the assumption that the Class 6B Tax Incentive for the subject property will be granted in 2026 and activated in 2028

2026 Assessed Value based on current assessed value

2027 Assessed Value considers new improvements with an applied 50% vacancy factor

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

AFFIDAVIT OF PREVAILING WAGE COMPLIANCE

The undersigned, Matthew J. Kurucz, the Vice President of CHI DEVELOPMENT GP, L.L.C., a Delaware limited liability company, the general partner of CHI/ACQUISITIONS, L.P., a Delaware limited partnership, its successors and/or assigns ("Affiant"), on behalf of said Affiant, being duly sworn under oath, states as follows:

1. That I am the Vice President of the Affiant and have knowledge of the following facts:

2. That Affiant (or its successors and/or assigns) is set to acquire the property located at 1700 Penny Lane, Schaumberg, IL 60173, identified on the Cook County Record as PINS 07-11-202-028-000, 07-11-202-029-000, 07-11-202-030-000 in September, 2026; and

3. That as part of the acquisition of this property and initiation of the Class 6b incentive, certain construction work will be done to make the subject property suitable for occupation and enhance its value; and

4. That the property identified in Paragraph 2 above is the subject of a pending application for a Class 6b which is subject to the requirements of the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, Section 74-71(b); and

5. That all laborers, workers and mechanics engaged in Construction work within the subject property will be compensated in accordance with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) as is required as of September 1, 2018 by Ordinance Amendment 18-1604, amending Section 74-71(b) of the Code of Ordinances of Cook County; and

6. That wherever possible and to be required as of September 1, 2018 by Ordinance Amendment 18-1604, amending Section 74-71(b)(6) of the Cook County Code, any and all Construction work that will take place on the subject property will be performed by contractors and subcontractors that have participated in an active apprenticeship and training program approved and registered with the United States Department of Labor's Office of Apprenticeship.

FURTHER, the Affiant sayeth not.

CHI/ACQUISITIONS, L.P., a Delaware limited partnership

By: CHI DEVELOPMENT GP, L.L.C., a Delaware limited liability company
its general partner

By: _____
Name: Matthew J. Kurucz
Its: Vice President

SUBSCRIBED AND SWORN TO before me this
24 day of July, 2026

_____
NOTARY PUBLIC

Official Seal
SYDNEY CHAR BOWIE
Notary Public, State of Illinois
Commission No. 1010389
My Commission Expires May 16, 2029

111911114.1

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS, (CHI/ACQUISITIONS, L.P.)

WHEREAS, the President and Board of Trustees (the "Corporate Authorities") of the Village of Schaumburg (the "Village") have received a request from Chi/Acquisitions, L.P. ("Applicant") for a Cook County Class 6B Real Estate Tax Classification ("Class 6B Classification") for the following-described property:

LOTS 18, 19 AND 20 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, BEING A RESUBDIVISION OF PART OF OUT-LOT C IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTH EAST 1/4 OF SECTION 11, PART OF THE SOUTH WEST 1/4 OF SECTION 12, PART OF THE NORTH WEST 1/4 OF SECTION 13 AND PART OF THE NORTH EAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers: 07-11-202-028-0000, 07-11-202-029-0000, and 07-11-202-030-0000

Common Address: 1700 Penny Lane, Schaumburg, Illinois 60173; (the "Subject Property").

WHEREAS, the Corporate Authorities have received information, letters and testimony regarding said request; and

WHEREAS, the Village is willing to assist Applicant in securing a Class 6B Classification for the Subject Property, provided the Village receives certain assurances from Applicant relating thereto, given that the continued operation of Applicant'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, Applicant will hire thirty (30) employees over the next two (2) years at Applicant's facility that is located on the Subject Property (the "Facility"); and

WHEREAS, Applicant will invest $9,350,000 and no/100 dollars in capital relative to the Facility over the next two (2) years; and

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS, (CHI/ACQUISITIONS, L.P.)

WHEREAS, Applicant will support the Schaumburg community such as the Schaumburg Business Association, the Boys and Girls Club, the Al Larson Cultural Center, the Schweiker House, and other Schaumburg organizations; and

WHEREAS, Applicant will, on a biannual basis, provide the Village with the number of employees at the Facility, along with documentation from the Cook County Assessor and Applicant, 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;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION ONE: The Village hereby supports and consents a Class 6B Classification for the business known as Applicant, located on the Subject Property.

SECTION TWO: The Village of Schaumburg find that it is necessary, for development to occur on the Subject Property that the Subject Property receive a Class 6B Classification.

SECTION THREE: Although the building will have been vacant less than the Village's general policy requirement of a minimum of twenty-four months, that term can be reduced to six months under Village policy due to special circumstances, and here, due to the Applicant's plans for complete reconstruction of the property, including spending $9.35 million to raze the existing building and develop a new 116,425 square foot speculative Class A office/warehouse building, such special circumstances are present.

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

SECTION FIVE: That, in the event Applicant does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 6B Classification for the Subject Property.

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS, (CHI/ACQUISITIONS, L.P.)

SECTION SIX: That, in the event Applicant does not comply with the terms of the Development Agreement, the Village may require that Applicant pay to the County Collector the difference between what Applicant would have paid in real estate taxes, had the Class 6B Classification not been approved, and what Applicant actually paid in real estate taxes with the Class 6B Classification, as provided for in the Development Agreement.

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

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

AYES: (0)

NAYS: (0)

ABSENT: (0)

PASSED AND APPROVED this_____ day of_____, 2026.

_____

VILLAGE PRESIDENT

ATTEST:_____

Village Clerk

Exhibit A

DEVELOPMENT AGREEMENT BETWEEN

THE VILLAGE OF SCHAUMBURG AND CHI/ACQUISITIONS, L.P.

FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX

CLASSIFICATION FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS

(attached)

Exhibit B

AFFIDAVIT OF PREVAILING WAGE COMPLIANCE

FOR THE COOK COUNTY CLASS 6B REAL ESTATE TAX

CLASSIFICATION FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS

(attached)

Exhibit A

DEVELOPMENT AGREEMENT BETWEEN

THE VILLAGE OF SCHAUMBURG AND CHI/ACQUISITIONS, L.P.

FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS

(attached)

DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND CHI/ACQUISITIONS, L.P. FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION
FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2026, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and CHI/ACQUISITIONS, L.P. (“Applicant”).

RECITALS

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

B. Applicant is an Illinois limited liability company, and as the date hereof is the contract purchaser of the following-described property:

LOTS 18, 19 AND 20 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, BEING A RESUBDIVISION OF PART OF OUT-LOT C IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTH EAST 1/4 OF SECTION 11, PART OF THE SOUTH WEST 1/4 OF SECTION 12, PART OF THE NORTH WEST 1/4 OF SECTION 13 AND PART OF THE NORTH EAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers: 07-11-202-028-0000, 07-11-202-029-0000, and 07-11-202-030-0000

Common Address: 1700 Penny Lane, Schaumburg, Illinois 60173; (the "Subject Property").

C. Applicant shall, upon purchase of the Subject Property, raze the existing 34,980 square foot building and develop a new 116,425 square foot speculative Class A office / warehouse building (the “Facility”). They anticipate tenants to be manufacturers, light assembly and/or Chicago-based distribution businesses.

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

E. The Village is willing to assist Applicant in obtaining the approval of the Class 6B Incentive, provided the Village receives certain assurances from Applicant relating

thereto, given that the continued operation of businesses located within 1700 Penny Lane should be beneficial to the economic vitality of the Village.

F. Although the building will have been vacant less than the Village's general policy requirement of a minimum of twenty-four months, that term can be reduced to six months under Village policy due to special circumstances, and here, due to the Applicant's plans for complete reconstruction of the property, including spending $9.35 million to raze the existing building and develop a new 116,425 square foot speculative Class A office/warehouse building, such special circumstances are present.

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 Applicant and the Village, Applicant and the Village agree as follows:

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

Section 2. Applicant, through tenants of the facility, will bring in a minimum of thirty (30) employees by December 31, 2028 at the Applicant facility that is located on the Subject Property (the "Facility"); and is to be maintained for the term of the 6B Incentive.

Section 3. Applicant will invest a minimum of $9,350,000 no/100 dollars in capital improvements to the Facility by December 31, 2028.

Section 4. Applicant will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year.

Section 5. Applicant shall, on a biannual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and Applicant 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. Applicant will provide the Village with copies of any affidavits submitted to the Cook County Assessor as required to be in compliance with and to retain the 6B Tax Incentive.

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

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

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

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

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

D. In return for receiving the Incentive classification for the subject property, Applicant 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 Applicant 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.

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

DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND CHI/ACQUISITIONS, L.P. FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION
FOR 1700 PENNY LANE, SCHAUMBURG, ILLINOIS

VILLAGE OF SCHAUMBURG

By:_____

Tom Dailly, Village President

Attest:_____

Date:_____

CHI/ACQUISITIONS, L.P.

By: _____

Matthew Kurucz, Vice President

Attest: _____

Date:_____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Granting a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa (1120 S. Springinsguth Road – Z2605-06).
08/25/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Final Z2605-06_Pretty_Paws_ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A DOG GROOMING FACILITY FOR PRETTY PAWS PET SPA (1120 S. SPRINGINSGUTH ROAD)

CASE NO. Z2605-06

ADOPTED: AUGUST 25, 2026

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

AUGUST 26, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A DOG GROOMING FACILITY FOR PRETTY PAWS PET SPA (1120 S. SPRINGINSGUTH ROAD)

CASE NO. Z2605-06

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on August 12, 2026 and has recommended a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa located at 1120 S. Springinsguth Road, Case No. Z2605-06;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa located at 1120 S. Springinsguth Road, Case No. Z2605-06 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 Dog Grooming Facility described as follows:

- Special Use for an Animal Grooming Facility [Title 15, Chapter 154, Section 154.173(B) of the Zoning Ordinance]

for Pretty Paws Pet Spa located at 1120 S. Springinsguth Road, Case No. Z2605-06 be and is hereby granted on the property legally described as:

> THE EAST 150 FEET OF THE NORTH 150 FEET OF LOT 4 IN WEATHERSFIELD PARK NORTH, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1968 AS DOCUMENT 20455455 AND CERTIFICATE OF CORRECTION RECORDED MAY 29, 1969 AS DOCUMENT 20853510, 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. 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.
2. Prior to the issuance of a certificate of occupancy, a dog waste station shall be installed near the exterior of the tenant's entrance. Dog waste bags shall be provided at the station.
3. The area around the dog waste station shall be checked at least once per day and any feces shall be removed.
4. The business must stay in substantial conformance with the submitted business narrative. Boarding and overnight stay of animals is not permitted.
5. The following plans shall be adopted as part of the governing ordinance:
    a. Business narrative, received by the Community Development Department on May 21, 2026.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A DOG GROOMING FACILITY FOR PRETTY PAWS PET SPA (1120 S. SPRINGINSGUTH ROAD)

CASE NO. Z2605-06

b. Proposed floor plan, received by the Community Development Department on July 10, 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 25th day of August, 2026.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Granting a Special Use for a Daycare Center for Ashford Academy (22 Kristin Drive – Z2607-01).
08/25/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Z2607-01 Ashford Academy ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A DAYCARE CENTER FOR ASHFORD ACADEMY (22 KRISTIN DRIVE)

CASE NO. Z2607-01

ADOPTED: AUGUST 25, 2026

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

AUGUST 26, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A DAYCARE CENTER FOR ASHFORD ACADEMY (22 KRISTIN DRIVE)

CASE NO. Z2607-01

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on August 12, 2026 and has recommended a Special Use for a Daycare Center for Ashford Academy located at 22 Kristin Drive, Case No. Z2607-01;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for a Daycare Center for Ashford Academy located at 22 Kristin Drive, Case No. Z2607-01 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 Daycare Center described as follows:

- Special Use for a Daycare Center [Title 15, Chapter 154, Section 154.90.02 of the Zoning Ordinance]

for Ashford Academy located at 22 Kristin Drive, Case No. Z2607-01 be and is hereby granted on the property legally described as:

PARCEL 1:
THE EAST 206.30 FEET OF LOT 2, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 2 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.

SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with the following conditions:

1. A 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.
2. A sign permit shall be required for all wall signs, ground signs, and any other signs requiring permit review as listed in § 155.125 prior to installation. Prior to issuance of a sign permit, the petitioner shall submit a sign plan to the Village for review and approval.

3. An administrative amendment shall be required for any short-term parking signs prior to installation. Prior to issuance of an administrative amendment, the petitioner shall submit a sign plan and site plan to the Planning Division for review and approval.
4. The Special Use shall be substantially in accord with the Business Narrative received by the Community Development Department on June 29, 2026.
5. All terms and conditions of Ordinance No. 2823 and 93-027, or other ordinances not specifically revised herein are hereby reaffirmed by reference.
6. Prior to the issuance of a building permit, the petitioner shall submit revised drawings and/or clarifications to the Director of Community Development which illustrate the following:
    a. No occupancy classification is indicated on the submitted drawings. Revise the plans to identify the occupancy classification. Day care facilities shall be classified as either Group E or Group I-4, as applicable, in accordance with 2021 IBC Sections 308.5 and 308.5.1. Provide sufficient information to verify the correct occupancy classification.
    b. No construction type is indicated on the submitted drawings. Revise the plans to identify the building construction type in accordance with 2021 IBC Chapter 6.
    c. The submitted drawings do not indicate whether the building is equipped with an automatic fire sprinkler system. Revise the plans to identify the fire sprinkler status of the building, including whether the system is not to be provided, is existing, or is proposed as part of this project. Provide sufficient information to verify compliance with 2021 IBC Section 901 and Village Ordinances.
    d. No occupant load calculations have been provided on the submitted drawings. Revise the plans to include occupant load calculations for all applicable areas in accordance with 2021 IBC Section 1004.5. Provide sufficient information to verify compliance with applicable egress and occupancy requirements.
    e. Plumbing Fixture Counts - Daycare: Minimum plumbing fixture counts in Illinois are typically determined in accordance with Illinois Plumbing Code, Part 890, Appendix A, Table B. However, for child daycare facilities, the fixture requirements for children established by the State of Illinois Department of Children and Family Services (DCFS) Licensing Standards for Day Care Centers (89 Ill. Adm. Code Part 407) typically exceed the fixture requirements determined by Appendix A, Table B. Therefore, DCFS requirements will generally govern the required number of children's plumbing fixtures. Fixture requirements for adults and employees shall be determined in accordance with Illinois Plumbing Code, Appendix A, Table B, specifically under the category “All Facilities for Employee Use.” Provide plumbing fixture calculations demonstrating compliance with both requirements and size the required fixture counts based on the more restrictive applicable criteria.
    f. No life safety plan has been submitted. Provide a life safety plan identifying the applicable egress information necessary to verify compliance with 2021 IBC Chapter 10. The life safety plan shall include occupant loads for each space in accordance with 2021 IBC Table 1004.5; allowable and actual exit access travel distances in accordance with 2021 IBC Table 1017.2; allowable and actual common path of egress travel distances for spaces with one exit or exit access doorway in accordance with 2021 IBC Table 1006.2.1; allowable and actual dead-end corridor distances in accordance with 2021 IBC

Section 1020.5; minimum and actual corridor widths in accordance with 2021 IBC Section 1020.3; required and actual corridor fire-resistance ratings in accordance with 2021 IBC Section 1020.1; and required and actual exit capacity in accordance with 2021 IBC Section 1005.3.2. Revise the plans to provide sufficient information to verify compliance with applicable life safety requirements.

g. The submitted plans do not identify the occupancy classification or occupant loads. Where serving a Group E occupancy with a corridor occupant load of 100 or more, the minimum required corridor width is 72 inches in accordance with 2021 IBC Section 1020.3. Portions of the main corridor appear to be less than 72 inches wide. Provide the occupancy classification and occupant load calculations, and revise the corridor width as necessary for compliance.

h. The submitted drawings do not provide sufficient information to verify the required occupancy separation between the Condo Association and the Day Care Facility. Identify the occupancy classification of each area and indicate the required fire-resistance-rated separation in accordance with 2021 IBC Table 508.4. Note: The required separation rating is dependent on the final occupancy classifications (e.g., Group B and Group E or I-4) and whether the building is protected throughout by an automatic sprinkler system. Provide sprinkler status and occupancy classification to verify the applicable separation requirement.

i. The submitted documents do not provide sufficient information to determine the required fire-resistance rating of the exit-access corridor. Provide the occupancy classification, occupant load, sprinkler status, and construction details necessary to verify the required corridor rating in accordance with 2021 IBC Section 1020.2. Revise the plans to identify the required and provided corridor fire-resistance rating and demonstrate compliance.

j. Clarify the intended use of the "GMA" room. Indicate whether the space is intended to function as a classroom/playroom, a gross motor activity area, or another accessory activity space. Provide the applicable occupancy classification and occupant load factor used for this area in accordance with 2021 IBC Table 1004.5.

k. Classification of Work: The classification of the work under the 2021 IEBC falls within the following classification: Alteration – Level 2. (Information Only)

l. As an Alteration – Level 2, required accessibility improvements shall be limited to 20% of the project cost. (Information Only)

m. Accessible access to and from employee work areas is required. Provide the required door maneuvering clearances at one or both kitchen doors in accordance with 2017 ICC A117.1 Section 404.2.4 and the 2018 Illinois Accessibility Code. Refer to the "orange" rectangles shown on the plan mark-up for locations requiring clarification. Revise the plans to demonstrate compliance with applicable accessibility requirements.

7. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:

   a. Demolition Site Plan; Sheet A100, prepared by Soos & Associates, Inc., dated July 16, 2020, received by the Community Development Department on June 29, 2026.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A DAYCARE CENTER FOR ASHFORD ACADEMY (22 KRISTIN DRIVE)

CASE NO. Z2607-01

b. Site Plan; Sheet A110, prepared by Soos & Associates, Inc., dated July 16, 2020, received by the Community Development Department on June 29, 2026.

c. Dimension Floor Plan; Sheet A202, prepared by Soos & Associates, Inc., dated July 16, 2020, received by the Community Development Department on June 29, 2026.

d. Building Elevations; Sheet A400, prepared by Soos & Associates, Inc., dated July 16, 2020, received by the Community Development Department on June 29, 2026.

e. Business Narrative; Pages 1-3, prepared by Amandeep Singh, received by the Community Development Department on June 29, 2026.

f. Letter of Justification; Pages 1-2, prepared by Amandeep Singh, received by the Community Development Department on June 29, 2026.

g. Property Owner Authorization Letter; prepared by Mark Steenstra, dated June 29, 2026, received by the Community Development Department on June 29, 2026.

h. Plat of Survey; Page 1, prepared by Hylton E. Donaldson, dated January 19, 2022, received by the Community Development Department on June 29, 2026.

i. Reciprocal Easement Agreement; Pages 1-11, signed by Mark Steenstra and Adam M. Heiman, dated July 9, 2026, received by the Community Development Department on August 5, 2026.

j. Reciprocal Easement Agreement (Document # 0702615054); Pages 1-10; signed by Christopher Feurer and Steven Golovan; dated January 24, 2007; recorded with the Cook County Recorded of Deeds on January 26, 2007.

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 25th day of August, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Making the First Amendment to the Annual Budget for the Village of Schaumburg for the Fiscal Year Commencing May 1, 2026 and Ending April 30, 2027.
08/25/26
Village Board

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

Executive Summary:

The Fiscal Year (FY) 26/27 – 30/31 amended Capital Improvement Plan (CIP) was adopted by the Village Board with the Annual Budget Proposal on April 28th, 2026. Each year between February and the end of the fiscal year, project managers are asked to review the budgets and schedules for the previous year's projects and assess if any work will continue into the new FY. Attached is a memo outlining the reasons for project delays in FY 25/26, along with the corresponding rebudget requests. Also included are:

- An ordinance to amend the FY 26/27 budget.
- The associated budget amendment table detailing fund-level impacts

Recommended Action:

The Village Manager recommends the FLAGG Committee recommend the Village Board adopt an Ordinance making the first amendment to the Fiscal Year 2026/27 Annual Budget.

ATTACHMENTS:

- FY 26-27 CIP Budget Amendment Ordinance.pdf
- CIP Rebudget Memo (FY 27).pdf
- Total Changes by Fund.png

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE MAKING THE FIRST AMENDMENT TO THE ANNUAL BUDGET FOR THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR COMMENCING MAY 1, 2026 AND ENDING APRIL 30, 2027

ADOPTED: August ____, 2026

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

ORDINANCE NO. 26-_____

AN ORDINANCE MAKING THE FIRST AMENDMENT TO THE ANNUAL BUDGET FOR THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR COMMENCING MAY 1, 2026 AND ENDING APRIL 30, 2027

WHEREAS, the Village Board of Trustees passed and adopted an ordinance on April 28, 2026 establishing the budget for the Village of Schaumburg for the fiscal year beginning May 1, 2026 and ending April 30, 2027; and

WHEREAS, it has been determined that the 2026/27 budget, as originally proposed by the Village Manager, and as passed and adopted by the Village Board of Trustees, needs to be amended to reflect unforeseen economic events that have occurred subsequent to the date of its original preparation and approval.

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: That pursuant to authority granted by the statutes of the State of Illinois, the budget for the Village of Schaumburg for the fiscal year beginning May 1, 2026 and ending April 30, 2027 is hereby amended as set forth in the attached table to this Ordinance. The sums of money hereinafter itemized for each of the respective corporate objects specified hereby increase or decrease the amounts included in the original budget. Any revenue and expense items contained in the original budget not changed by this budget amendment shall remain in effect.

SECTION TWO: That this Ordinance shall be in full force and effect, after passage, approval and publication as required by law.

AYES:

NAYS:

ABSENT:

ADOPTED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

Date: August 11, 2026

To: Village Manager

From: Capital Improvement Coordinator, EPW
Assistant to the Village Manager, General Government

Subject: Required Funding to Complete FY 25/26 CIP Projects

Introduction

The Fiscal Year (FY) 26/27 – 30/31 amended Capital Improvement Plan (CIP) was adopted by the Village Board with the Annual Budget Proposal on April 28th, 2026. Each year between February and the end of the fiscal year, project managers are asked to review the budgets and schedules for the previous year's projects and assess if any work will continue into the new FY. For varying reasons, 61 projects were not completed before April 28th, and were left unbudgeted or underbudgeted with the adoption of the FY 26/27 budget. The total amount unbudgeted is $15,029,407.88 including revenue. This memo contains a list and brief description of each project.

Discussion

Each year, staff does their best to estimate the completion of projects. Factors such as inclement weather, contractor availability, and scheduling often play a role in project delays. While staff aims to include all necessary adjustments in the mid-year amendment presented to the board in November, many project delays occur too late in the FY to make necessary adjustments at that time. The following list contains those projects that realized delays after the FY 25/26 mid-year amendment with a justification for the rebudgeting request. Detailed financial information for these four projects is also included on the attached table.

Ron Pande Memorial Splash Pad Rehabilitation

While project closeout was anticipated during FY 25/26, extended lead times for required materials delayed completion until FY 26/27.

Unbudgeted Expense Amount: $10,000.00

2222 Hammond Drive Demolition

Demolition activities could not begin during FY 25/26 because the building remained occupied and was not fully vacated. As a result, the project was placed on hold until the property became available for demolition.

Unbudgeted Expense Amount: $39,000.00

Hammond Drive at Algonquin Road Intersection Improvements

While final design was anticipated to be completed in FY 25/26, completion extended into FY 26/27 due to the continued condemnation process for the final easement needed to advance the project. Design activities were also delayed as the project scope was refined to incorporate additional federal funding secured through Representative Krishnamoorthi's office.

Unbudgeted Expense Amount: $569,199.93

90 North Park

Construction activities extended into FY 26/27 because the original construction had to be value engineering with scope refinement to bring construction costs within the village's approved budget before the contract was awarded. As a result, construction start was delayed to August 2025.

Unbudgeted Expense Amount: $2,400,000.00

North Meacham Road Corridor Streetscape

Project completion extended into FY 26/27 due to coordination with adjacent development projects. Installation of ComEd ductwork associated with the Veridian development occurred throughout the full length of the project corridor, delaying completion of streetscape improvements. In addition, ongoing construction of the Village Fresh Market development impacted work at the north end of the project, further extending the construction schedule into FY 26/27.

Unbudgeted Expense Amount: $1,790,267.64

90 North Pedestrian Bridge

Project progress has been delayed pending approval from Zurich North America to access its property and complete geotechnical soil investigations required by IDOT. These investigations must be completed before the project can proceed to Phase II.

Unbudgeted Expense Amount: $37,197.41

90 North Road Re-alignment-Thoreau

Phase I remains underway, with staff currently reviewing the Preliminary Design Report (PDR) and advancing two additional work orders for the Embrace Plaza concept and the Central Road Feasibility Study. As these planning efforts, preliminary design activities, and consultant negotiations continued through fiscal year-end, final design could not begin as anticipated, extending project development into FY 26/27.

Unbudgeted Expense Amount: $142,175.30

Walden Subdivision Water and Sanitary

Evaluation of the proposed Thoreau Drive realignment identified the need for additional utility analysis before the project can advance. As a result, the study phase extended into FY 26/27 to evaluate the impacts of the revised right-of-way alignment on existing utilities.

Unbudgeted Expense Amount: $50,336.17

90 N Shared Street Fiber, WiFi, and Cameras

Installation of the park's fiber infrastructure was postponed at the request of the landscape contractor to avoid potential damage during ongoing landscape construction. Because the Wi-Fi and security camera systems are dependent on the fiber network, their installation was also deferred, extending project completion into FY 26/27.

Unbudgeted Expense Amount: $64,937.23

North Meacham Rd Corridor Streetscape Phase 2
Preliminary design was delayed due to coordination with the 90 North Pedestrian Bridge project to define the relationship between the two projects and determine how the bridge would connect to the North Meacham Road Corridor Streetscape. Additional coordination regarding planned utility relocations and bicycle/pedestrian detour routes was required before the Preliminary Design Report (PDR) could be finalized and submitted. As a result, preliminary design extended into FY 26/27.

Amendment Amount: $9,064.74 (Not Carryover)

90 North Park - Irrigation
The project scope expanded during FY 25/26 to include additional irrigation improvements and repair work associated with the Stage II Park improvements. The expanded scope included irrigation system modifications to accommodate Stage II construction, repairs necessitated by the 90N Live event, and irrigation improvements in additional park and parkway areas beyond the original contract limits. These additional improvements extended construction activities beyond FY 25/26, with the remaining irrigation inspections and project closeout activities scheduled for completion in FY 26/27.

Unbudgeted Expense Amount: $82,999.93

Sidewalk Gap Program: Plum Grove Road - Sherwood to Existing
Evaluation of alternative pedestrian crossing locations extended the study phase into FY 26/27. Additional coordination with the Schaumburg Park District is needed to select a preferred crossing location before the project can advance into final design.

Unbudgeted Expense Amount: $37,100.47

Sidewalk Gap Program: Plum Grove Road - Schaumburg to Shoreline
Construction activities extended into FY26/27 due to the coordination required between the village's contractor and Cook County's contractor, both of whom were performing work within the same corridor. Coordinating the sequencing of work between the two contractors affected the overall construction schedule. Additionally, redesign of the northwest retaining wall after construction commenced required revisions to the project, further extending design and construction activities beyond fiscal year-end.

Unbudgeted Expense Amount: $120,970.00
Unbudgeted Revenue Amount: $83,930.00

Meacham and Golf Road Bike Path: Higgins Road to American Lane and Roosevelt Boulevard to Meacham Road
Construction activities extended into FY 26/27 due to delays associated with ComEd's relocation of several power poles. As a result, less work was completed in FY 25/26 than anticipated, and the remaining budget is required to fulfill the awarded construction contract and complete the project.

Unbudgeted Expense Amount: $123,758.73
Unbudgeted Revenue Amount: $27,502.98

Retaining Wall Improvements: Schaumburg Road at Plum Grove Road
Construction activities extended into FY26/27 due to the coordination required between the village's contractor and Cook County's contractor, both of whom were performing work within the same corridor. Coordinating the sequencing of work between the two contractors affected the overall construction schedule.

Unbudgeted Expense Amount: $32,687.00

Traffic Signal Cabinet & Controller Replacement Program

Project initiation was delayed while staff coordinated a single design effort for multiple signalized intersections rather than completing the work over multiple fiscal years, resulting in a delayed release of the RFP and extending the project into FY 26/27. After proposals were received for the original 13-intersection scope, consultant costs significantly exceeded the available budget. As a result, the scope was reduced to five signalized intersections to better align with available funding. The requested rebudget will carry forward the originally budgeted $115,000 to continue the project. An additional midyear budget amendment of $33,994 will be requested in FY 26/27 to fully fund the consultant contract. This funding approach was approved by the Village Board in June 2026.

Unbudgeted Expense Amount: $115,000

Bike Path Reconstruction/Resurfacing Program

Due to prior-year rebudgeted funds, approximately $800,000 was available for this project in FY 25/26. While staff successfully utilized the majority of the available funding, the inventory of village-owned multi-use paths needing resurfacing has become diminished. As a result, future resurfacing efforts are expected to focus on Cook County and IDOT-owned paths. These projects require additional design services to meet agency requirements, including topographic surveys and the preparation of plan and profile sheets. The requested rebudget will provide funding for these additional design activities.

Unbudgeted Expense Amount: $254,841.07

Municipal Center Grounds Electrical Upgrades

Extended lead times for critical electrical equipment delayed construction activities during FY 25/26. As a result, the fiscal year was primarily dedicated to material procurement, with field installation not beginning until June 2026.

Unbudgeted Expense Amount: $1,302.00

Martingale Road/Higgins Road Bike Path Project

The project has secured funding through both ITEP and CMAQ Programs. However, differing funding requirements, schedules, and obligation deadlines required additional coordination to ensure both funding sources could be successfully utilized. Throughout FY 25/26, staff worked closely with the Northwest Municipal Conference and IDOT to clarify program requirements, align project schedules, and develop an approach that maximizes the available grant funding. Because these discussions were necessary to establish the project's final design schedule and funding strategy, Phase II design was deferred until the coordination was complete. Final design is now scheduled to begin in early FY 26/27.

Unbudgeted Expense Amount: $150,000.00
Unbudgeted Revenue Amount: $112,500.00

Street Reconstruction and Repair Program

Available FY 25/26 rollover funds from prior-year improvements in the Lamorak Drive area remained unspent due to project scheduling and favorable bid pricing, resulting in available program savings. Staff is requesting the rebudget of the remaining amount to advance additional roadway improvements in the Lexington Fields Estates neighborhood and on Sharon Lane as part of the FY 26/27 Street Improvement Program. This approach was presented to the Engineering and Public Works Committee in July

Unbudgeted Expense Amount: $930,104.05

SHS Bike Path: Volkening Lake to SHS
Project development extended beyond FY 25/26 due to the ongoing review of required easement plats by the homeowners association and Schaumburg High School. Any comments received may require revisions to the easement documents before final design can be completed, delaying completion of project development into FY 26/27.

Unbudgeted Expense Amount: $1,948.73

Higgins Bike Path: Roselle Road to Glen Lake Road
Preliminary design was intentionally phased across FY 25/26 and FY 26/27 to coordinate with the Village of Hoffman Estates' budget schedule and allow execution of the necessary intergovernmental agreement for this joint project. Aligning funding commitments and reimbursement responsibilities between both communities required additional coordination, resulting in preliminary design continuing into FY 26/27.

Unbudgeted Expense Amount: $76,058.48

Municipal Campus Landscape Plan
These funds are requested to cover the remaining costs associated with final design and permitting services provided by Hey and Associates. Completion of the project has been delayed due to the extended review and approval timelines for permits from MWRD, IDNR, and ComEd. As a result, final design activities have continued beyond FY 25/26, requiring previously unanticipated funding to be rebudgeted into FY 26/27 to complete the remaining work.

Unbudgeted Amendment Amount: $16,355.08

International Sculpture Park Upgrades
Completion of the project extended beyond FY 25/26 because the campus-wide signage program required redesign, delaying artwork procurement, fabrication, and installation. As these activities could not be completed by fiscal year-end, the remaining project funding is requested to be rebudgeted into FY 26/27 to complete implementation.

Unbudgeted Expense Amount: $147,995.83

Utility Undergrounding
The Feasibility Study phase extended beyond FY 25/26 due to the coordination required with multiple external agencies and utility providers, including dry utility companies, IDOT, and the Cook County Department of Transportation and Highways. Establishing project design guidelines, standards, phasing, cost responsibilities, and implementation processes required a series of meetings, the timing of which was dependent on the varying schedules and response times of each participating agency. As a result, completion of the Feasibility Study was delayed into FY 26/27.

Unbudgeted Expense Amount: $23,689.77

Rodenburg Road: Irving Park Road to Village Limits
Final project closeout activities remained ongoing at fiscal year-end and continued to require coordination with IDOT, completion of Phase III engineering services, processing of final contractor pay estimates, and reconciliation of reimbursement activities with the Village of Roselle. Because these administrative, agency coordination, and project closeout activities were not completed before the close of FY 25/26, the project remained active and funding is requested in FY 26/27 to complete final closeout.

Unbudgeted Expense Amount: $514,176.15
Unbudgeted Revenue Amount: $149,566.81
Amended Revenue Amount (Not carryover): $107,521.27

Woodfield Road: Plum Grove Road to Meacham Road
Project startup was delayed due to a required NICOR utility relocation, resulting in less construction being completed during FY 25/26 than originally anticipated. As a result, the remaining construction, construction engineering, and associated project services extended into FY 26/27.

Unbudgeted Expense Amount: $80,588.71
Unbudgeted Revenue Amount: $7,500.00

Meacham Road Improvements: Higgins Road to Golf Road
Project closeout activities and Phase III engineering services remained ongoing at fiscal year-end and continued to require coordination with IDOT. Because final closeout activities, including agency coordination and reimbursement processing, were not completed during FY 25/26, the remaining engineering services and reimbursement activities extended into FY 26/27. The requested rebudget will provide the funding necessary to complete final project closeout.

Unbudgeted Expense Amount: $8,143.84
Unbudgeted Revenue Amount: $6,107.88

McConnor Pkwy Reconstruction: Meacham Road to Roosevelt Blvd
Required NICOR utility relocations delayed the start of Stage 1 construction, resulting in less construction activity during FY 25/26 than originally anticipated. As construction progressed, final design support remained necessary to respond to contractor requests for information (RFIs) and address field conditions. Consequently, construction and associated engineering services extended into FY 26/27.

Unbudgeted Expense Amount: $217,168.80

McConnor Pkwy Reconstruction: Roosevelt Blvd to Golf Road
Required NICOR utility relocations delayed the start of Stage 1 construction, resulting in less construction activity during FY 25/26 than originally anticipated. As construction progressed, final design support remained necessary to respond to contractor requests for information (RFIs) and address field conditions. Consequently, construction and associated engineering services extended into FY 26/27.

Unbudgeted Expense Amount: $201,148.48

Salem Dr. Reconstruction: Weathersfield Way to Schaumburg Road
Construction activities are substantially complete; however, consultant services remain active to complete final IDOT billing, project closeout documentation, and reimbursement processing. Because these administrative and project closeout activities were not completed before the end of FY 25/26, Phase III engineering services extended into FY 26/27, and the remaining funding is needed to complete final project closeout.

Unbudgeted Expense Amount: $15,587.47
Unbudgeted Revenue Amount: $26,821.32

Salem Dr. Reconstruction: Schaumburg Road to Parker Drive
Final design activities extended beyond FY 25/26 after the Phase II boundary survey identified portions of the existing sidewalk located outside the public right-of-way. Additional engineering evaluation was required to determine the preferred design approach, ultimately resulting in the decision to acquire additional right-of-way. These unforeseen engineering and right-of-way acquisition efforts increased the project's anticipated costs and extended final design activities into FY 26/27. While this request carries over all remaining funds from FY 25/26, there is a request to increase the project's overall budget to make up for these additions.

Unbudgeted Expense Amount: $139,752.50
Amendment Amount (Not Carryover): $50,247.50

Bode Road Reconstruction: Springinsguth Road to Braintree Drive
Adverse weather conditions delayed completion of the field survey required to advance project design, extending preliminary engineering activities beyond FY 25/26.

Unbudgeted Expense Amount: $99,135.97

Springinsguth Reconstruction: Weathersfield Way to Schaumburg Road
As part of coordination with Cook County Department of Transportation and Highways (DOTH) for the Wise Road and Springinsguth Road intersection, the village completed an intersection design study to evaluate existing operations and determine whether lane reconfigurations would be necessary. This additional analysis required supplemental engineering services beyond the original project scope, resulting in the need for additional budget.

Amendment Amount (Not Carryover): $31,128

Walnut Resurfacing: Bode Road to Schaumburg Road
Final design activities extended beyond FY 25/26 to allow time for a public meeting and consideration of public comments. The project findings will be presented to the Transportation Committee to obtain direction prior to completion of the final design. As a result, final design activities continued into FY26/27.

Unbudgeted Expense Amount: $245,963.62

National Pkwy Reconstruction: Higgins Road to Schaumburg Road
While preliminary design was intentionally planned across two fiscal years, staff determined during FY 25/26 that a comprehensive topographic survey was necessary before preliminary design could be finalized. Completion of the additional survey extended preliminary design activities into FY 26/27.

Unbudgeted Expense Amount: $42,571.75

Weathersfield Way Resurfacing: Salem Drive to Roselle Road
The project scope was revised to require completion of a Phase I engineering study before Phase II design could begin due to the inclusion of a proposed off-street shared-use path. The additional planning, environmental documentation, and engineering evaluation required for Phase I extended into FY 26/27.

Unbudgeted Expense Amount: $98,798.01

Weathersfield Way Resurfacing: Barrington Road to Springinsguth Road
Weather conditions delayed completion of the topographic survey and pavement core sampling required to advance design, extending preliminary engineering activities beyond FY 25/26.

Unbudgeted Expense Amount: $58,073.60

Lift Station Rehabilitation - Walnut Lane
Contractor procurement activities took longer than anticipated following project kickoff, delaying material pre-orders and coordination with manufacturers beyond fiscal year-end. As a result, construction did not commence during FY 25/26, and the construction phase shifted into FY 26/27. The requested rebudget will provide the remaining funding necessary to complete construction.

Unbudgeted Expense Amount: $415,117.50

National Pkwy Reconstruction: Golf Road to American Lane
IDOT review of material submittals and associated project billing remained ongoing at fiscal year-end. Because agency review, final invoicing, and reimbursement processing were not completed during FY 25/26, construction costs associated with this phase could not be fully processed before year-end, requiring the remaining funding to be carried into FY 26/27.

Unbudgeted Expense Amount: $142,559.69

Sanitary Sewer MWRD IICP Requirements & Management Program - North Braintree
Construction activities extended beyond FY 25/26 primarily because additional manhole rehabilitation work identified by operations expanded the original project scope. Adverse weather conditions also affected the construction schedule, delaying completion after fiscal year-end.

Unbudgeted Expense Amount: $113,483.63

Gray Farm Marsh - Dredging Improvements
Construction activities were delayed because unusually wet weather during April prevented completion of the required plug plantings before fiscal year-end. As a result, construction and associated construction engineering services extended into FY 26/27 until the planting work could be completed.

Unbudgeted Expense Amount: $154,503.81
Unbudgeted Revenue Amount: $154,503.81

Storm Sewer Analysis and Rehabilitation
Additional sewer televising needs were identified for multiple projects during FY 25/26, expanding the original work program. Because the additional inspections could not be completed before fiscal year-end, the remaining sewer televising activities will continue as part of the FY 26/27 program.

Unbudgeted Expense Amount: $335,594.19

Sanitary Sewer Analysis & Rehabilitation
Design activities for the FY 26/27 construction program began in FY 25/26. After staff identified additional sewer segments with significant defects, the initial scope was expanded resulting in design activities continuing into the new FY. While restoration activities also remained ongoing at fiscal year-end and required continued consultant support for follow-up inspections, staff believe the FY 26/27 construction budget is sufficient to complete the planned improvements. Accordingly, only the remaining design funds are requested for rebudget.

Unbudgeted Expense Amount: $98,380.50

Sanitary Sewer MWRD IICP Requirements & Management Program - Bode Lift Basin
Construction activities extended beyond FY 25/26 after additional manhole rehabilitation needs identified by operations expanded the original project scope. Adverse weather conditions also delayed construction progress, preventing completion before fiscal year-end.

Unbudgeted Expense Amount: $152,798.31

Water Main Replacement: Irving Park Road to Fairlane Drive
The project was deferred after it was determined that constructing the improvements as a standalone contract would not be the most efficient or cost-effective approach. Staff is evaluating combining the work with an additional water main lining project to improve construction efficiency, reduce mobilization costs, and maximize overall project value.

Unbudgeted Expense Amount: $88,500.00

New Water Service - 17 E. Schaumburg
The project delivery approach was revised after a design-only proposal was received, requiring the project to proceed through a traditional final design phase before construction. Final design activities extended beyond FY 25/26 due to survey scheduling, plat coordination, and review of design plan submittals.

Unbudgeted Expense Amount: $56,725.00

Parking Lot Improvements
Sealcoating of the village-owned parking lot serving the Bode Road Lift Station and Well No. 3 was intentionally deferred because the upcoming Bode Road Force Main project will require heavy construction traffic through the site. Completing the sealcoating during FY 25/26 would have resulted in premature pavement damage and unnecessary duplicate work. Deferring the work until after the force main project is completed will maximize the service life of the pavement treatment and avoid rework.

Unbudgeted Expense Amount: $1,000.00

Sanitary Sewer MWRD IICP Requirements & Management Program - Cedarcrest
Planned CCTV inspections and associated reporting were not completed during FY 25/26 due to extended equipment outages. As a result, available inspection resources were prioritized toward critical operational activities, including SL-RAT inspections, follow-up cleaning and televising, service and main line repairs, and Rapid Response CSR work. The requested rebudget will allow the remaining CCTV inspections and associated reporting to be completed in FY 26/27.

Unbudgeted Expense Amount: $43,623.57

Water Main Replacement with the Street Program
The budget for this water main project was intentionally split between FY 25/26 and FY 26/27, with approximately one-third of the funding budgeted in FY 25/26 and the remaining two-thirds budgeted in FY 26/27. This approach was intended to allow construction to begin as early as possible when weather conditions permitted in March or April. However, adverse weather and contractor scheduling delays postponed the start of construction until early May, resulting in construction activities extending beyond FY 25/26.

Unbudgeted Expense Amount: $1,061,739.28

EPW Material Storage Bin Rebuild

The project required redesign of the storage bin walls to maintain the project within the approved budget, resulting in additional final design effort. During construction, an unforeseen storm structure relocation also required additional civil engineering revisions. The redesign delayed the start of construction until spring, while adverse weather conditions delayed excavation and concrete work. Extended vendor lead times for the roof structure further delayed project completion, causing final design and construction activities to extend beyond FY 25/26.

Unbudgeted Expense Amount: $339,974.00

Vehicle Maintenance Facility Electrical Improvements

Construction activities extended beyond FY 25/26 after ComEd required additional electrical equipment and associated work at the existing facility during construction. The expanded scope increased both project costs and the construction schedule, delaying project completion.

Unbudgeted Expense Amount: $83,505.90
Amendment Amount (Not Carryover): $46,809.77

Airfield Lighting Improvements - Phase II

The project delivery method was changed from an IDOT-let project to a village-administered contract following repeated delays in IDOT's letting schedule. To maintain project momentum, the village elected to bid and administer the construction contract locally, resulting in construction being scheduled during FY 26/27. The requested rebudget represents 95% of eligible construction costs expected to be reimbursed by IDOT upon project completion. The total project cost also increased from the original estimate due to updated construction pricing and was presented to the Transportation Committee in July.

Amendment Amount (Not Carryover): $40,149.91
Revenue Amendment (Not Carryover): $31,081.49

Airport Pedestrian Gate Access

Construction activities extended beyond FY 25/26 after the original contractor withdrew from the project, requiring the work to be rebid before construction could proceed. The rebid delayed the construction schedule and increased the need for construction engineering services beyond the original estimate. As a result, construction, construction engineering, and associated grant reimbursement activities will continue into FY 26/27.

Unbudgeted Expense Amount: $109,998.47
Amendment Amount (Not Carryover): $10,000
Unbudgeted Revenue Amount: $103,856.92
Revenue Amendment (Not Carryover): $17,726.08

Airport East Apron and Airfield Pavement Rehabilitation

The project was originally deferred to a future fiscal year after the village was unsuccessful in obtaining anticipated grant funding during the FY 25/26 application cycle. However, the village was subsequently awarded funding through IDOT Aeronautics' Airport Improvement Program for FY 26/27, allowing the project to advance ahead of schedule. The requested budget amendment will appropriate the grant funds and associated local match to allow the project to proceed in FY 26/27.

Amendment Amount (Not Carryover): $68,900.00
Revenue Amendment (Not Carryover): $65,455.00

Airport Replacement: Self-Serve Fuel Equipment

Construction activities extended beyond FY 25/26 after additional project improvements, including installation of a fuel shut-off switch, were incorporated into the project following construction start. The late issuance of the change order and lead time for the required equipment prevented completion during FY 25/26, resulting in additional construction engineering services and project completion extending into FY 26/27. The additional project costs remain eligible for reimbursement through the Aviation Fuel Tax and Rebuild Illinois funding programs.

Unbudgeted Expense Amount: $119,901.69
Amendment Amount (Not Carryover): $34,388.00
Unbudgeted Revenue Amount: $111,226.15
Revenue Amendment (Not Carryover): $54,727.83

Airport Delta and Echo Pavement Rehabilitation

Project closeout was delayed due to prolonged cold weather, which prevented the completion of landscape restoration and pavement sealing until FY 26/27. Although this work has now been substantially completed, this request carries the remaining funds into FY 26/27 to accurately reflect the fiscal year in which the final closeout activities were completed.

Unbudgeted Expense Amount: $95,073.21
Unbudgeted Revenue Amount: $165,144.21

New Village Hall

Construction activities remained underway at the end of FY 25/26, with remaining contractor work and associated pay applications extending into FY 26/27. Following approval of the revised architectural contract in November 2025, project expenditures were redistributed among phases to reflect actual work completed under the amended contract. As a result, certain phases exceeded their original fiscal year allocations, reducing the amount of available FY 26/27 funding to carry forward for construction. The requested rebudget and budget amendment provide the FY 26/27 budget authority necessary to complete the remaining construction activities and satisfy the remaining contractual obligations. These adjustments do not increase the overall project cost and remain within the Village Board's previously approved total project budget of $50 million.

Unbudgeted Expense Amount: $272,454.40
Amendment Amount (Not Carryover): $58,940.68

Al Larson Cultural Center Roof Restoration

Weather conditions delayed the start of the roof and screen wall installation until temperatures were suitable for construction. Once work began, there was insufficient time to complete the remaining activities before the end of FY 25/26. The remaining work was completed in May 2026.

Unbudgeted Expense Amount: $53,990.16

New Police Station

With completion of the new Village Hall anticipated in November 2026, staff currently located at the Temporary Village Hall will relocate to the new facility, allowing demolition and site preparation activities to begin in advance of construction of the new Police Station at 1000 Woodfield Road. To align funding with this schedule, staff is requesting that $3.2 million in planned FY 27/28 construction funding be advanced to FY 26/27 to complete demolition and associated site preparation work. Because these funds were already included in the project’s future-year cost assumptions, this request represents a shift in the timing of expenditures and does not increase the total anticipated project cost.

Amendment Amount (Not Carryover): $3,200,000.00

FY 25/26 Projects to be Rebudgeted

Project Name	Phase Name	FY 25/26 Projected Budget	FY 25/26 Actual	Remaining Amount	Requested Unbudgeted Amount *($) Represents grant revenue
Olde Schaumburg Historical District - 238					**$10,000.00**
Ron Pande Memorial Splash Pad Rehabilitation	Construction	$55,000	$39,822.48	$15,177.52	$10,000.00
NS TIF - 436					**$5,185,178.35**
2222 Hammond Drive Demolition	Construction	$50,000.00	$11,000.00	$39,000.00	$39,000.00
Hammond Drive at Algonquin Road Intersection Improvements	Easement/ROW Acquisition	$566,000.00	$88.00	$565,912.00	$565,912.00
	Final Design	$10,000.00	$6,712.07	$3,287.93	$3,287.93
90 North Park	Construction	$4,300,000.00	$1,698,897.50	$2,601,102.50	$2,400,000.00
North Meacham Road Corridor Streetscape	Construction	$2,083,985.00	$336,497.23	$1,747,487.77	$1,669,375.00
	Construction Administration	$270,272.00	$138,078.32	$132,193.68	$120,892.64
North Meacham Pedestrian Bridge	Preliminary Design	$120,000.00	$82,802.59	$37,197.41	$37,197.41
90 North Road Re-alignment-Thoreau	Preliminary Design	$250,000.00	$207,824.70	$42,175.30	$42,175.30
	Final Design	$100,000.00	-	$100,000.00	$100,000.00
Walden Subdivision Water and Sanitary	Study	$142,148.00	$91,811.83	$50,336.17	$50,336.17
90 N Shared Street Fiber, WiFi, and Cameras	Construction	$150,000.00	$85,062.77	$64,937.23	$64,937.23
North Meacham Rd Corridor Streetscape Phase 2[1]	Preliminary Design	$60,000.00	$121,779.94	-$61,779.94	$9,064.74
90 North Park - Irrigation	Construction Administration	$13,000.00	$10,000.00	$3,000.00	$3,000.00
	Construction	$382,207.00	$302,207.07	$79,999.93	$79,999.93
Capital Improvements - 440					**$1,841,872.23**
Sidewalk Gap Program: Plum Grove Road - Sherwood to Existing	Study	$50,000.00	$12,899.53	$37,100.47	$37,100.47
Sidewalk Gap Program: Plum Grove Road - Schaumburg to Shoreline	Construction Administration	$22,240.00	$1,270.00	$20,970.00	$20,970.00
	Construction	$100,000.00	-	$100,000.00	$100,000.00
	Construction (Revenue)	($22,240.00)	($1,270.00)	($20,970.00)	($20,970.00)
	Construction Administration (Revenue)	($62,963.00)	-	($62,963.00)	($62,960.00)
Meacham and Golf Road Bike Path: Higgins Road to American Lane and Roosevelt Boulevard to Meacham Road	Construction Administration	$60,000.00	$25,621.27	$34,378.73	$34,378.73
	Construction	$100,000.00	$10,620.00	$89,380.00	$89,380.00
	Construction Administration (Revenue)	($48,000.00)	($20,496.80)	($27,503.20)	($27,502.98)

Project Name	Phase Name	FY 25/26 Projected Budget	FY 25/26 Actual	Remaining Amount	Requested Unbudgeted Amount *($) Represents grant revenue
Capital Improvements – 440 (Continued)					
Retaining Wall Improvements: Schaumburg Road at Plum Grove Road	Construction Administration	$7,113.00	-	$7,113.00	$7,113.00
	Construction	$25,574.00	-	$25,574.00	$25,574.00
Traffic Signal Cabinet & Controller Replacement Program[2]	Final Design	$115,000.00	-	$115,000.00	$148,994.00
Municipal Center Grounds Electrical Upgrades	Construction	$100,000.00	$98,698.00	$1,302.00	$1,302.00
Bike Path Reconstruction/Resurfacing Program	Final Design	$25,000.00	$14,465.00	$10,535.00	$10,535.00
	Construction	$801,934.00	$557,627.93	$244,306.07	$244,306.07
Martingale Road/Higgins Road Bike Path Project	Final Design	$150,000.00	-	$150,000.00	$150,000.00
	Final Design (Revenue)	($112,500.00)	-	($112,500.00)	($112,500.00)
Street Reconstruction and Repair Program	Construction	$8,463,045.00	$7,532,940.95	$930,104.05	$930,104.05
SHS Bike Path: Volkening Lake to SHS	Final Design	$9,963.00	$8,014.27	$1,948.73	$1,948.73
Higgins Bike Path: Roselle Road to Glen Lake Road	Preliminary Design	$150,000.00	$73,941.52	$76,058.48	$76,058.48
Municipal Campus Landscape Plan[3]	Final Design	$10,094.35	$41,238.32	($31,143.97)	$16,355.08
	Construction	$48,000.00	-	$48,000.00	-
International Sculpture Park Upgrades	Construction	$609,268.84	$461,273.01	$147,995.83	$147,995.83
Utility Undergrounding	Study	$57,019.00	$41,894.71	$15,124.29	$15,124.29
	Preliminary Design	$15,297.00	$6,731.52	$8,565.48	$8,565.48
Vital Streets – 442					**$1,466,893.52**
Rodenburg Road: Irving Park Road to Village Limits[3]	Construction Administration	$86,269.00	$26,306.35	$59,962.65	$59,962.65
	Construction	$478,237.00	$24,023.50	$454,213.50	$454,213.50
	Construction Administration (Revenue)	($43,134.00)	($13,117.19)	($30,016.81)	($29,981.33)
	Construction (Revenue)	($119,550.00)	-	($119,550.00)	($227,106.75)
Woodfield Road: Plum Grove Road to Meacham Road	Construction	$250,000.00	$179,411.29	$70,588.71	$70,588.71
	Construction Administration	$150,000.00	$65,964.46	$84,035.54	$10,000.00
	Construction Administration (Revenue)	($112,500.00)	($49,473.35)	($63,026.65)	($7,500.00)
Meacham Road Improvements: Higgins Road to Golf Road	Construction Administration	$15,000.00	$6,856.16	$8,143.84	$8,143.84
	Construction Administration (Revenue)	($11,250.00)	($5,142.12)	($6,107.88)	($6,107.88)

Project Name	Phase Name	FY 25/26 Projected Budget	FY 25/26 Actual	Remaining Amount	Requested Unbudgeted Amount *($) Represents grant revenue
Vital Streets – 442 (Continued)					
McConnor Pkwy Reconstruction: Meacham Road to Roosevelt Blvd	Final Design	$32,000.00	$14,831.20	$17,168.80	$17,168.80
	Construction Administration	$300,000.00	$106,933.47	$193,066.53	$100,000.00
	Construction	$500,000.00	$103,680.00	$396,320.00	$100,000.00
McConnor Pkwy Reconstruction: Roosevelt Blvd to Golf Road	Final Design	$10,000.00	$8,851.52	$1,148.48	$1,148.48
	Construction Phase Services	$300,000.00	$106,933.47	$193,066.53	$100,000.00
	Construction	$500,000.00	$95,349.08	$404,650.92	$100,000.00
Salem Dr. Reconstruction: Weathersfield Way to Schaumburg Road	Construction Administration	$360,000.00	$258,711.27	$101,288.73	$15,587.47
	Construction Administration (Revenue)	($288,000.00)	($257,581.88)	($30,418.12)	($26,821.32)
Salem Dr. Reconstruction: Schaumburg Road to Parker Drive[4]	Final Design	$150,000.00	$10,247.50	$139,752.50	$190,000.00
Bode Road Reconstruction: Springinsguth Road to Braintree Drive	Preliminary Design	$150,000.00	$50,864.03	$99,135.97	$99,135.97
Springinsguth Reconstruction: Weathersfield Way to Schaumburg Road[5]	Preliminary Design	$328,808.00	$336,147.43	-$7,339.43	$31,128.00
Walnut Resurfacing: Bode Road to Schaumburg Road	Final Design	$632,796.00	$386,832.38	$245,963.62	$245,963.62
National Pkwy Reconstruction: Higgins Road to Schaumburg Road	Preliminary Design	$200,000.00	$157,428.25	$42,571.75	$42,571.75
Weathersfield Way Resurfacing: Salem Drive to Roselle Road[6]	Final Design	$156,000.00	-	$156,000.00	-
	Preliminary Design	-	$57,201.99	-$57,201.99	$98,798.01
Weathersfield Way Resurfacing: Barrington Road to Springinsguth Road	Final Design	$253,288.00	$243,288.00	$10,000.00	$10,000.00
	Preliminary Design	$90,000.00	$80,000.00	$10,000.00	$10,000.00
Airport - 511					**$(77,806.40)**
Airfield Lighting Improvements - Phase II[7]	Final Design	$15,000.00	$12,041.09	$2,958.91	$2,958.91
	Construction Administration	-	-	-	$3,200.00
	Construction	-	-	-	$33,991.00
	Construction Administration (Revenue)	-	-	-	($3,040.00)
	Construction (Revenue)	-	-	-	($28,041.49)

Project Name	Phase Name	FY 25/26 Projected Budget	FY 25/26 Actual	Remaining Amount	Requested Unbudgeted Amount *($) Represents grant revenue
Airport – 511 (Continued)					
Airport Pedestrian Gate Access[8]	Construction	$108,583.00	-	$108,583.00	$108,583.00
	Construction Phase Services	$10,000.00	$8,584.53	$1,415.47	$11,415.47
	Construction Administration (Revenue)	($10,000.00)	($7,726.08)	($2,273.92)	($20,000.00)
	Construction (Revenue)	($101,583.00)	-	($101,583.00)	($108,583.00)
Airport East Apron and Airfield Pavement Rehabilitation[9]	Final Design	-	-	-	$68,900.00
	Final Design (Revenue)	-	-	-	($65,455.00)
Airport Replacement: Self-Serve Fuel Equipment[10]	Construction	$157,065.98	$39,266.50	$117,799.48	$137,187.48
	Construction (Revenue)	($146,566.00)	($35,339.85)	($111,226.15)	($165,953.98)
	Construction Phase Services	$15,000.00	$12,897.79	$2,102.21	$17,102.21
Airport Delta and Echo Pavement Rehabilitation	Construction	$349,912.00	$277,345.84	$72,566.16	$72,556.16
	Construction Administration	$97,300.00	$74,782.95	$22,517.05	$22,517.05
	Construction Administration (Revenue)	($92,435.00)	($45,621.10)	($46,813.90)	($46,813.90)
	Construction (Revenue)	($332,416.00)	($214,085.69)	($118,330.31)	($118,330.31)
Utilities - 572					**$2,755,761.04**
Lift Station Rehabilitation - Walnut Lane	Construction Administration	$20,000.00	$4,045.50	$15,954.50	$15,117.50
	Construction	$400,000.00	-	$400,000.00	$400,000.00
National Pkwy Reconstruction: Golf Road to American Lane	Construction	$181,474.00	$38,514.61	$142,959.39	$142,559.69
Sanitary Sewer MWRD IICP Requirements & Management Program - North Braintree	Construction Administration	$41,175.00	$17,644.49	$23,530.51	$23,530.51
	Construction	$437,000.00	$347,046.88	$89,953.12	$89,953.12
Gray Farm Marsh - Dredging Improvements	Construction Administration	$9,300.00	$4,796.19	$4,503.81	$4,503.81
	Construction	$288,501.00	$47,906.00	$240,595.00	$150,000.00
	Construction Administration (Revenue)	($9,300.00)	-	($9,300.00)	($4,503.81)
	Construction (Revenue)	($288,501.00)	-	($288,501.00)	($150,000.00)
Storm Sewer Analysis and Rehabilitation	Program/Purchase	$550,000.00	$214,405.81	$335,594.19	$335,594.19

Project Name	Phase Name	FY 25/26 Projected Budget	FY 25/26 Actual	Remaining Amount	Requested Unbudgeted Amount *($) Represents grant revenue
Utilities – 572 (Continued)					
Sanitary Sewer Analysis & Rehabilitation	Final Design	$146,200.00	$74,735.00	$71,465.00	$71,465.00
	Construction Administration	$95,376.00	$68,460.50	$26,915.50	$26,915.50
Sanitary Sewer MWRD IICP Requirements & Management Program - Bode Lift Basin	Construction Administration	$50,325.00	$16,488.57	$33,836.43	$33,836.43
	Construction	$550,000.00	$431,038.12	$118,961.88	$118,961.88
Water Main Replacement: Irving Park Road to Fairlane Drive	Final Design	$7,500.00	-	$7,500.00	$7,500.00
	Construction Administration	$6,000.00	-	$6,000.00	$6,000.00
	Construction	$75,000.00	-	$75,000.00	$75,000.00
New Water Service - 17 E. Schaumburg	Construction	$23,200.00	-	$23,200.00	$23,200.00
	Final Design	$56,800.00	$23,275.00	$33,525.00	$33,525.00
Parking Lot Improvements	Construction	$1,000.00	-	$1,000.00	$1,000.00
Sanitary Sewer MWRD IICP Requirements & Management Program - Cedarcrest	Study	$181,700.00	$138,076.43	$43,623.57	$43,623.57
Water Main Replacement with the Street Program	Construction Administration	$100,000.00	$9,347.71	$90,652.29	$61,739.28
	Construction	$1,000,000.00	-	$1,000,000.00	$1,000,000.00
EPW Material Storage Bin Rebuild[11]	Final Design	$1,125.00	$6,375.00	-$5,250.00	$275.00
	Construction	$240,000.00	$64,197.54	$175,802.46	$169,712.00
Vehicle Maintenance Facility Electrical Improvements[12]	Construction	$130,895.00	$116,121.01	$14,773.99	$38,178.77
Weathersfield Way Resurfacing: Barrington Road to Springinsguth Road	Final Design	$68,500.00	$30,426.40	$38,073.60	$38,073.60
Building Replacement – 680					**$3,847,509.14**
Al Larson Cultural Center Roof Restoration	Construction	$286,000.00	$181,090.84	$104,909.16	$53,990.16
Vehicle Maintenance Facility Electrical Improvements[13]	Construction	$130,895.00	$62,163.09	$68,731.91	$92,136.90
EPW Material Storage Bin Rebuild[14]	Final Design	$1,125.00	$6,375.00	($5,250.00)	$275.00
	Construction	$240,000.00	$64,197.56	$175,802.44	$169,712.00
New Village Hall[15]	Final Design	$823,380.00	$843,380.00	-$20,000.00	-
	Construction Administration	$346,129.00	$385,069.68	-$38,940.68	-
	Construction	$24,680,000.00	$24,348,604.92	$331,395.08	$331,395.08
New Police Station[16]	Construction	-	-	-	$3,200,000.00
				Total Expenses	**$16,261,579.63**
				Total Revenues	**$1,232,171.75**

Notes on Rebudget Table:

1. During budget development, the projected funding amount was reduced based on expenditures incurred to date rather than the anticipated cost to complete preliminary design. As a result, the budget projection was insufficient to fully fund the remaining design work. Although preliminary design remained within the project's overall revised budget allocation, the required funding exceeded the amount projected for FY 25/26. Consequently, this request is for additional design funding rather than a carryover of unspent funds.
2. $115,000 is unspent final design funds from FY 25/26. The remaining $33,994 is an amendment to match the awarded contract value. This amendment was approved by the Village Board previously.
3. Final design costs in FY 25/26 exceeded the budget projection. The overage was absorbed using available construction funds, and the remaining overall project funding is proposed to be carried over into FY 26/27 to complete the remaining design work.
4. All available expense funds are proposed to carry into FY 26/27. An additional amendment of $50,247.50 was previously approved by the Village Board and is reflected in addition to this carryover request.
5. The proposed $31,128 budget amendment reflects a contract change order necessary to complete an intersection design study evaluating existing traffic operations and determining whether lane reconfigurations are warranted. The additional engineering analysis required to perform this evaluation was beyond the original project scope, resulting in the need for supplemental engineering services and additional budget authority.
6. Preliminary design costs in FY 25/26 exceeded the budget projection. The overage was absorbed using available final design funds, and the remaining overall project funding is proposed to be carried over into FY26/27 to complete the remaining preliminary design work.
7. Bids for the project came in high and were presented at the July Transportation Committee meeting for approval. The proposed amendment aligns the budget and reimbursement amounts with the awarded bid.
8. During FY 25/26, the selected consultant withdrew from the project, requiring the village to rebid the project. CMT was subsequently retained to update the project plans in support of the rebid, and an additional $10,000 was approved for this work. This request carries forward the remaining unspent project funds into FY 26/27 and includes the previously approved $10,000 budget increase. Because project costs exceeded the $70,000 grant award, the village will seek 100% reimbursement of eligible construction engineering costs through Aviation Fuel Tax funds.
9. While $119,901.69 is available and proposed for rebudget, the project experienced delays and incurred an additional $34,388 in costs after it was determined that the contractor's original proposal omitted the required emergency shutoff switch. The rebudget request reflects both the remaining available funds and the additional project costs associated with correcting this omission. Staff is also anticipating 100% Reimbursement for this project increasing overall revenue.
10. The proposed change is a budget amendment. The project was previously deferred as the village was unsuccessful securing grant funds for FY 25/26. However, IDOT unexpectantly awarded the project grant funding in FY 26/27; as a result, staff is amending the budget to progress this project.
11. Final design costs in FY 25/26 exceeded the budget projection. The overage was absorbed using available construction funds, and the remaining overall project funding is proposed to be carried over into FY 26/27 to complete the remaining design work.
12. While $14,773.09 remains available and is proposed for rebudget, ComEd required additional electrical equipment and associated work at the existing facility after construction was underway. This expanded the project scope and necessitated an additional budget request of $23,404.78.
13. While $14,773.09 remains available and is proposed for rebudget, ComEd required additional electrical equipment and associated work at the existing facility after construction was underway. This expanded the project scope and necessitated an additional budget request of $23,404.99.
14. Final design costs in FY 25/26 exceeded the budget projection. The overage was absorbed using available construction funds, and the remaining overall project funding is proposed to be carried over into FY 26/27 to complete the remaining design work.
15. The cost of architectural services increased because the contract's fee structure is based on a percentage of the final construction cost. When the contract was originally awarded, it was based on the RFP's estimated construction cost of $30 million, with the understanding that the agreement would require amendment once the final construction budget was established. In November 2025, staff presented a contract amendment to the Committee and Village Board for approval to revise the architectural services agreement based on the updated construction cost. As a result of the contract amendment, previously completed work had to be reconciled at the revised fee rates, creating a one-time increase in architectural service expenditures. Although this resulted in line-item budget overages, the additional costs were anticipated and fully incorporated into the project's overall $50 million budget, with no increase to the total project budget. The requested rebudget carries forward the remaining available funds and amends the FY 26/27 budget to reflect the previously approved November 2025 contract amendment.
16. This request represents advancement of FY 27/28 construction funds to complete demolition and site work for the new Police Station at 1000 Woodfield Road.

Fund	Original Revenue Budget	Increase/ (Decrease)	Revised Revenue Budget	Original Expense Budget	Increase/ (Decrease)	Revised Expense Budget	Original Net Budget	Net Increase/ (Decrease)	Revised Net Budget
238 - Old Schaumburg Historic Dist	$ -	$ -	$ -	$ 709,620.00	$ 10,000.00	$ 719,620.00	$ (709,620.00)	$ (10,000.00)	$ (719,620.00)
436 - North Schaumburg TIF	$ 29,495,836.00	$ -	$ 29,495,836.00	$ 35,966,446.00	$ 5,185,178.35	$ 41,151,624.35	$ (6,470,610.00)	$ (5,185,178.35)	$ (11,655,788.35)
440 - Capital Improvement	$ 11,376,821.00	$ 223,932.98	$ 11,600,753.98	$ 17,588,147.00	$ 2,065,805.21	$ 19,653,952.21	$ (6,211,326.00)	$ (1,841,872.23)	$ (8,053,198.23)
442 - Vital Streets Program	$ 2,514,056.00	$ 297,517.28	$ 2,811,573.28	$ 17,118,775.00	$ 1,764,410.80	$ 18,883,185.80	$ (14,604,719.00)	$ (1,466,893.52)	$ (16,071,612.52)
511 - Schaumburg Airport	$ 1,829,742.00	$ 556,217.68	$ 2,385,959.68	$ 2,151,994.00	$ 478,411.28	$ 2,630,405.28	$ (322,252.00)	$ 77,806.40	$ (244,445.60)
572 - Water Utility	$ 42,833,044.00	$ 154,503.81	$ 42,987,547.81	$ 48,485,457.00	$ 2,910,264.85	$ 51,395,721.85	$ (5,652,413.00)	$ (2,755,761.04)	$ (8,408,174.04)
680 - Building Replacement	$ 8,269,938.00	$ -	$ 8,269,938.00	$ 27,201,568.00	$ 3,847,509.14	$ 31,049,077.14	$ (18,931,630.00)	$ (3,847,509.14)	$ (22,779,139.14)
Grand Total	$ 96,319,437.00	$ 1,232,171.75	$ 97,551,608.75	$ 149,222,007.00	$ 16,261,579.63	$ 165,483,586.63	$ (52,902,570.00)	$ (15,029,407.88)	$ (67,931,977.88)

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Granting Approval of a Preliminary and Final Plat of Consolidation for Crow Holdings (1700 Penny Lane – P2607-03).
08/25/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- P2607-03 Penny Ln. Ord

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING APPROVAL OF A PRELIMINARY AND FINAL PLAT OF CONSOLIDATION FOR CROW HOLDINGS (1700 PENNY LANE)

CASE NO. P2607-03

ADOPTED: AUGUST 25, 2026

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

AUGUST 26, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING APPROVAL OF A PRELIMINARY AND FINAL PLAT OF CONSOLIDATION FOR CROW HOLDINGS (1700 PENNY LANE)

CASE NO. P2607-03

WHEREAS, the Plan Commission of the Village of Schaumburg conducted a public hearing on August 19, 2026 and has recommended approval of a Preliminary and Final Plat of Consolidation for Crow Holdings located at 1700 Penny Lane, Case No. P2607-03.

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Preliminary and Final Plat of Consolidation for Crow Holdings located at 1700 Penny Lane, Case No. P2607-03, 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 Preliminary and Final Plat of Consolidation as follows :

- Preliminary and Final Plat of Subdivision [Title 15, Chapter 151, Section 151.20(D) & (E) of the Subdivision and Land Development Ordinance] for Crow Holdings located at 1700 Penny Lane, Case No. P2607-03 be and is hereby granted on the property legally described as:
- LOTS 18, 19 AND 20 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, BEING A RESUBDIVISION OF PART OF OUT-LOT C IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTH EAST 1/4 OF SECTION 11, PART OF THE SOUTH WEST 1/4 OF SECTION 12, PART OF THE NORTH WEST 1/4 OF SECTION 13 AND PART OF THE NORTH EAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, 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. Prior to execution of the Plat of Consolidation, the petitioner shall revise the Plat to include the following:
   a. The easement for the water main should only include the portion of the main that will become public and accepted by the Village.
   b. Add Schaumburg standard easement provision language for the new public utility and drainage easement around the perimeter of the site.
   c. Complete the missing information under, “SEND TAX BILL TO:”.
2. Prior to the issuance of a land development permit for the Site plan (Case No. SP2606-01), the Plat of Consolidation shall be recorded with the Cook County Recorder of Deeds.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING APPROVAL OF A PRELIMINARY AND FINAL PLAT OF CONSOLIDATION FOR CROW HOLDINGS (1700 PENNY LANE)

CASE NO. P2607-03

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 25th day of August, 2026.

ATTEST: Tom Dailly, Village President

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use for Homebased Business - Permit Two Employees at the Home for 923 Jeffery Court
08/25/26
Village Board

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

Executive Summary:

Case Title
P2606-01 / 923 Jeffery Court / Special Use for Homebased Business - Permit Two Employees at the Home

Hearing Date
August 5, 2026

Summary
The petitioner requests Special Use approval for a home-based business to allow two employees to visit the home for the conduct of business for Ace Pest Guard at 923 Jeffery Ct. Employees are proposed to visit the site for pick-up and drop-off of company vehicles.

Recommended Action:

Staff Recommendation
Recommending Denial

Vote
1-6 with two absent.

If the Village Board concurs with the Plan Commission recommendation, they should approve the request as presented.

ATTACHMENTS:
- Staff Report
- P2606-01 Ace Pest Minutes
- Application
- Location Map
- Project Narrative
- Floor Plan
- Plat of Survey

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: August 5, 2026

DATE PREPARED: July 24, 2026

CASE NUMBER: P2606-01

TITLE: P2606-01 / ACE PEST GUARD/ 923 Jeffery Ct / Special Use for Homebased Business - Permit Two Employees at the Home

BACKGROUND INFORMATION

Petitioner:	Mark Tarullo
Status of Petitioner:	Tenant
Owner:	Patti Loverine
Existing Zoning:	R-6 - Single Family Cluster Residence District
Location of Parcel:	West of Salem Dr, South of Schaumburg Rd and North of Campanelli Park

Requested Action:

- Special Use for a Home-Based Business Permit Two Employees at the Home [Title 15, Chapter 154, Section 154.65 (B)(1) and Section 154.65 (A)(9) of the Village Zoning Ordinance]

ANALYSIS

Summary:



The petitioner requests Special Use approval for a home-based business to allow two employees to visit the home to conduct business for Ace Pest Guard at 923 Jeffery Ct. Employees are proposed to visit the site for pick-up and drop-off of company vehicles. Section 154.65(B)(1) of the Village Zoning Ordinance states that Special Use Approval is required for any home-based business that does not comply with the Homebased business requirements stated in Section 154.65(A). The proposed business activities at the home do not comply with the following home-based business requirement: “Persons

employed by the home-based business shall be a member of the household residing in the dwelling unit or conduct work from an off-premises location. Employees that do not live in the home shall not visit the home for conduct of the home-based business"

The petitioner/business owner proposes to personally utilize a 90 sq. ft. bedroom as an office to conduct administrative work and an approximately 30 sq. ft. space in the garage to store products and materials for the business. This is less than the maximum area (160 sq. ft.) allowed for home-based businesses. A floor plan image showing the room proposed for business use is included below for your reference.



The petitioner will also store two company cargo van vehicles at the property. One will be stored in the garage and the other will be stored in the driveway. Zoning code section 154.121(G) restricts the parking of commercial vehicles in residential districts. The code section prohibits the parking of commercial vehicles "having a gross weight when fully loaded in excess of eight thousand (8,000) pounds and/or bearing a classification other than "B" under the provisions of the Illinois Vehicle Code" The vehicles proposed at the property have a "B" classification and are therefore permitted to be parked in this zoning district.

The petitioner employs a total of three individuals, however only two employees are proposed to visit the home daily. Employees will visit the site for pick-up and drop-off of company vehicles. All employees' work assignments will be performed off-site. Vehicle pick-up by employees is proposed Mondays through Fridays for 15 to 30 minutes between the hours of 7am and 8:30am. Vehicle drop-off by employees is proposed Mondays through Fridays for 15 to 30 minutes between the hours of 4:30pm and 6pm. Employees will park their personal vehicles outside the residence while using the company vehicles during the workday. Currently there is one employee who uses a ride share service to come to the home.

Historically, the Zoning Board of Appeals reviewed special use requests for home-based businesses. In March 2022, the Village Board approved a code amendment redistributing the duties and responsibilities of the Zoning Board of Appeals and Plan Commission. As a result of the approved code change, the Plan Commission gained responsibility of residential special use requests, including requests related to special use for home-based businesses.

Staff found no records of any other homebased businesses that have been permitted to have outside employees that visit or work from the home except in the case of home daycares that serve more than eight (8) children. The Village Board has approved outside employees for home daycare facilities with more than eight (8) children to satisfy State of Illinois licensing standards for daycare homes. One case where special use approval to allow an outside employee has been granted is Kiddy Korner Daycare at 825 Pinehurst Lane (case no. Z9802-02).

The intent of the homebase business code section is to ensure that the home-based businesses are conducted in such a manner that does not change in any way the residential character of the neighborhood or infringe on the rights of abutting and adjoining homeowners and residents. Staff believe that allowing employes that don't reside in the home to visit the site and conduct business goes against the intent of the code to allow business uses that are accessory to the home and conducted by residents of the home. Staff also believes the nature of this business operation is commercial and is therefore not compatible with the character of the neighborhood. The proposed business operation creates the residence as a business dispatch or fleet location. This effectively establishes the residence as a dispatch point or operations center, which exceeds the scope of a customary home occupation intended to be incidental to residential use. Staff has reviewed the petitioner's request and is not supportive of the request.

The village was made aware of the business operations by neighboring residents which attests to the incompatible nature of the business.

The zoning code includes certain standards for home-based business to ensure compatibility with other permitted uses. These standards are listed below. If any of the standards are not met, then special use is required.

1. **Occupancy – Owners of the home-based business must reside within the home where the conduct of business is occurring.** The petitioner is a tenant of the property and resides within the home. Two employees that do not reside at the home are proposed to visit the home for 30 minutes to an hour every weekday.

2. **Accessory Use - The home-based business shall be secondary to the use of the dwelling for residential purposes and shall not occupy more than one hundred sixty (160) square feet of the principal structure and garage. No occupational use or storage for the home-based business shall be located in any accessory structure or building other than a garage, whether attached or detached.** The proposed home-based business is secondary to the use of the home and will not exceed 160 square feet of the principal structure or garage. Business operations will take place in the 90 sq. ft. bedroom that is used as a home office, and 30 sq. ft. will be used for storage in the garage.

3. **Appearance - There shall be no signs, activities or display that will indicate from the exterior that the building is being used, in part, for any purpose other than as a dwelling.** There will be no dedicated signs for the homebase business. However, the company vehicles have wraps to advertise the building and one of the vehicles will be parked in the driveway. Also, the company-vehicle pickup and drop-off activities for the business are proposed to be conducted outside of the home in the driveway. Although there may not be signage, repeated employee arrivals, vehicle movements, and workday departures create activity that distinguishes the property from a typical residence.

4. **Structural Alterations - There shall be no special internal or external structural alterations or construction features, either permanent or accessory, to the dwelling or garage, nor the installation of special equipment to walls, floors or ceilings, which would change the residential character of the dwelling or garage.** No construction or any alterations are proposed with the home-based business.

5. **Outdoor Storage - Home-based businesses and all related activities, including storage, shall be conducted completely within the dwelling or garage by the occupants of the dwelling. There shall be no outdoor storage for home-based businesses.** All material and product storage for the home-based business will be conducted inside the garage. One of the two company vehicles is proposed to be stored in the driveway.

6. **Receipt or Delivery of Merchandise - There shall be no commodities sold or services rendered that require receipt or delivery of merchandise, goods or equipment other than by vehicles typically employed by parcel or letter carriers in residential deliveries. The receipt or delivery of merchandise by a home-based business shall not restrict traffic circulation or create a safety risk or nuisance in the public streets.** The petitioner will use two company-owned cargo vans to transport business-related materials and equipment.

7. **Traffic - The home-based business and any related activity shall not create any traffic hazards or nuisances in the public streets, nor use more vehicle parking than exists on the residential drive or assigned parking spaces servicing the dwelling unit.** The petitioner proposes for up to two employees to visit the home to pick up and drop off the company vehicles. Employees will park their vehicles in the driveway or on the street. The property has a driveway which can accommodate at least two vehicles at any given time.

8. **Limited Wholesale, Retail and Service - No article can be sold or offered for sale except as may be produced or assembled on the premises.** The petitioner will not sell any articles from the home.

9. **Employment - Persons employed by the home-based business shall be a member of the household residing in the dwelling unit or conduct work from an off-premises location.** The petitioner proposes to have two employees that do not reside at the home to visit the property to pick up and drop off company vehicles for at least 30 minutes to 1 hour per employee each day. This brings a more commercial component to the business and changes the nature of the surrounding residential neighborhood.

10. **Manufacturing - Any production on the premises typically only permitted in an M-1 or an M-P manufacturing district shall not be allowed if it causes noise, odor, dust, vibration, smoke, glare, television signal interference or radio signal interference, electrical interference, fire hazard or any other hazard emanating from the dwelling.** There is no indication that the proposed home-based business will cause any noise, odor, dust, vibration, smoke, glare, fire hazard or any other interference from the dwelling.

Compatibility with Surrounding Land Uses:

The nature of this business operation of allowing two outside employes is commercial in nature and is therefore not compatible with the residential character of the neighborhood. It creates additional traffic and parking (of the employee personal vehicles) that isn't typical of a residential area.

RECOMMENDATION

Staff has reviewed the requested Special Use and recommends **denial** of the special use request to permit two employees that do not reside at the home for ACE PEST GUARD, located at 923 Jeffery Ct, Case No. P2606-01.

Should Plan Commission recommend approval of the special use request, the following conditions shall apply:

1. The proposed home-based business shall abide by all provisions of Section 154.65 (Home-based businesses) of the Village Zoning Ordinance.

2. The home-based business shall be limited to a maximum of two employee visits per day.
3. Employee visits to the property shall be limited to pick-up and drop-off of company vehicles
4. The petitioner shall stagger employee pick-up and drop off times for company vehicles.
5. Employee personal vehicles shall not block access to the fire hydrant located in front of the property.
6. No business operation or storage except pick-up and drop-off activities shall be conducted outside the home.
7. The following plans/exhibits for the sign shall be adopted as part of the governing ordinance:
    a) Business narrative, received by the Community Development Department on July 9, 2026.
    b) Plat of Survey, received by the Community Development Department on July 9, 2026.

P2606-01 / ACE PEST GUARD / 923 Jeffery Ct / Special Use for Homebased Business - Permit Two Employees at the Home
Village of Schaumburg
Plan Commission
August 5, 2026
1
The hearing was called to order at 7:19 p.m. by Co-Chairperson Don Watson.

ROLL CALL

Members Present: Co-chairperson Don Watson, Dale Litney, Steve Robles, Anil Barot, Tanvi Vora, Kenneth Ropiak, and David Piecuch

Members Absent: Chairperson Rich Gerber, Charles Nordstrom

Staff Present: Ian Salzman, AICP, Associate Planner

Chido Baker, AICP, Community Planner

A quorum was present.

Sworn in for testimony: Chido Baker, AICP, Community Planner

Mark Tarullo, Applicant

Co-chairperson Watson introduced the case being presented P2606-01 / Ace Pest Guard / 923 Jeffery Court / Special Use for Homebased Business – Permit Two Employees at the Home.

Co-chairperson Watson asked the Recording Secretary if public notice was given regarding the case. Ms. Storm stated that Staff and the petitioner have given proper public hearing notification.

Mr. Tarullo stated he purchased this business in early 2024 as he was drawn to the home-based business element. He stated that he moved to Schaumburg in March of 2026, and stopped doing the business when it became too large. He shared that at this point, he hired a few employees to continue the work. Mr. Tarullo explained that there are two company vans, so a maximum of two people would be visiting the house per day. He stated that the employees come in the morning to pick up supplies and leave within 10 to 15 minutes, and the same in the evening when dropping off supplies. This business is seasonal and would cease operation around mid-October.

Ms. Baker explained that this property is zoned R6. She stated that reasoning behind the request is because the zoning code requires any home-based business that does not comply with the Homebase business requirements to request special use approval. The specific requirement that this business does not comply with is “Persons employed by the home-based business shall be a member of the household residing in the dwelling unit or conduct work from an off-premises location. Employees that do not live in the home shall not visit the home for conduct of the home-based business” The petitioner proposes to have 2 employees visit the home for the conduct of business to pick up and drop off company vehicles. Pickup hours are proposed between 7am and 8:30am, and drop off hours will be between 4:30pm and 6pm. Employees visits are to be between

15 to 30 minutes per employee. She explained that the applicant will also have a home office, which is less than the maximum square footage required for a home-based business. There is no dedicated signage at the home for the business, aside from wraps on the side of the company vehicles. Vehicles will be parked in the garage or on the driveway. All storage will be in the garage or designated office inside the home. Ms. Baker stated that there will be some increased traffic during weekdays in the morning and the evening during designated employee visits to the home. Employees are proposed to leave their personal vehicles parked in the driveway or parked on the street. Ms. Baker added that the intent of the homebase business code section is to ensure that the home-based businesses are conducted in such a manner that does not change in any way the residential character of the neighborhood. Staff believes the nature of this business operation is commercial and is not compatible with the character of the neighborhood. Staff recommends denial of this request. Should the Plan Commission recommend approval of the request, staff included conditions of approval.

Co-chairperson Watson asked if there were any questions or comments from the public.

Mr. Piecuch asked the petitioner where the vans will be parked. Mr. Tarullo stated that the work vans will be parked in the garage and one on the driveway. He also stated that employees occasionally store the vans offsite at their properties.

Mr. Litney asked if the employees are only visiting the property for pickup or dropoff, similar to that of Amazon deliveries. Mr. Tarullo stated yes. Mr. Litney mentioned that he is certified in use of these chemicals by the Department of Agriculture, and that the chemicals used are less obtrusive than what could be stored for cleaning under someone's kitchen sink.

Mr. Robles asked if all pest control products are stored at the property. Mr. Tarullo stated that yes, all products are stored in the garage and begin at the property. He is IEPA Certified in application of the chemicals that are stored and sealed at the property. Mr. Robles asked how long the business had been operating. Mr. Tarullo stated that he has been operating since March of 2026 and was approached by Village staff about applying for a home-based business license. Mr. Robles asked how many calls staff received about this case. Ms. Baker stated there were no calls, but the case began from a Customer Service Request (CSR).

Mr. Barot asked what staff's recommended conditions would be if the Committee voted to approve the special use. Ms. Baker stated that the recommendations are listed on the final page of the staff report, citing six conditions for the business operation. These include staggering pickup and dropoff times, and limiting the number of employees allowed to visit per day.

Co-chairperson Watson asked if the owner of the property supports the business operating out of the home. Mr. Tarullo stated yes, the owner supports the business operation. He also shared that other neighbors support the business as well. Co-chairperson Watson also asked if there are any restrictions to how much material is allowed to be kept onsite. Mr. Tarullo stated no, and that extra materials will remain sealed and stored until necessary.

Hearing no additional questions or comments, Co-chairperson Watson asked if there was a motion to close the hearing.

A motion was made by Mr. Piecuch, seconded by Mr. Barot, to close the hearing.

MOTION CARRIED: Vote 7-0 with two members absent.

A motion was made by Mr. Piecuch to recommend approval of a Special Use for Homebased Business – Permit Two Employees at the Home for the property 923 Jeffery Court, Ace Pest Guard, case number P2606-01, subject to the conditions of the staff report, seconded by Mr. Litney.

MOTION CARRIED: Vote 6-1 with two members absent.

A poll was taken:	Mr. David Piecuch	– Yes
	Mr. Charles Nordstrom	– Absent
	Mr. Dale Litney	– Yes
	Mr. Don Watson	– Yes
	Mr. Steve Robles	– Yes
	Mr. Kenneth Ropiak	– No
	Mr. Anil Barot	– Yes
	Ms. Tanvi Vora	– Yes
	Mr. Rich Gerber	– Absent

The hearing was adjourned at 7:39 p.m.

Chido Baker, AICP, Community Planner

I have reviewed the minutes, and they accurately represent the actions taken by the Plan Commission

Taylor Storm, Recording Secretary

Plan Commission

Village of Schaumburg, IL

July 31, 2026

Record No: DEVR-26-36

Development Review Application

Status: Active

Submitted On: 5/22/2026

Primary Location

923 JEFFERY CT
Schaumburg, IL 60193

Owner

[redacted]
jeffery ct 923 JEFFERY CT
SCHAUMBURG, IL 60193-1332

Applicant

Mark Tarullo
[redacted]
[redacted]
923 Jeffery ct
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Chido Baker

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Renter

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name*

[redacted]

Property Owner Street Address*

[redacted]

Property Owner City*

[redacted]

Property Owner State*

[redacted]

Property Owner Zip Code*

[redacted]

Property Owner Phone Number*

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?*

Residential

PIN Number*

PIN: 07-21-308-003-0000

HOA approval needed?

No

Township of Subject Property?

Schaumburg

Residential Subtype

Single Family

Approvals Requested

Setback Variation

☐

Tear down and Replacement

☐

FAR Credit Approval

☐

Special Use - Residential

☑

Residential Variation

☐

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*

I own a small pest business. The work is done primarily at the location of my customers using a small cargo van. I rented this house so that I'd have a place to live where I can keep the vans parked and store some product in the garage. I am too small to be able to afford a commercial space, but that is in my future once I expand beyond 2 vans. I have a small team of employees. they don't work IN the house, but do come there to pick up their veicle on some days. Also, some have personal cars that may be parked in the street for the day.. I am happy to move those in my driveway if that is your reuqest.

Applicants Signature

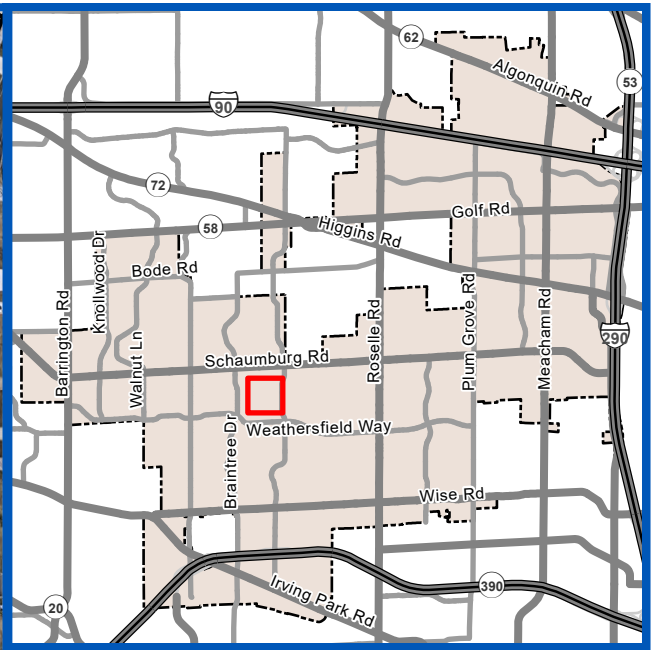
Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly 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

Mark A Tarullo
Jun 8, 2026





Subject Property

P2606-01

Ace Pest Guard

Special Use for Homebased Business - Permit Two Employees at the Home

0 130 260
Feet

VILLAGE OF SCHAUMBURG

923 Jeffery Lane

Prepared By:
Village of Schaumburg
Community Development Department

Project Narrative – Special Use Permit Request
923 Jeffery Court
Schaumburg, Illinois 60193

Ace Pest Guard, DBA: Mosquito Shield

Owner: Mark Tarullo

Dear distinguished Schamburg Board.

This narrative is submitted in support of a Special Use Permit request for a home-based business operation located at 923 Jeffery Court, Schaumburg, Illinois.

The business is a small service-based company operated by the resident with three employees. The residence is utilized solely for limited business-related storage and vehicle staging associated with daily operations.

Business activity conducted at this location is minimal and does not involve retail sales, customer visits, manufacturing, or regular public traffic. The property is used primarily for:

- Storage of limited business-related products and materials; and
- Parking and staging of two company-owned Mercedes Metris service vehicles.
- Admin work done ONLY by Owner using one of the bedrooms in the home using a laptop , monitor, and printer

Employees do not work from the residence. Their interaction with the property is limited to arriving briefly to pick up the company vehicle assigned to them for the workday and departing to perform off-site services. On occasion, employees may park their personal vehicles outside the residence while using a company vehicle during working hours.

MOST Days, the presence of employees to be on site to pick up vehicles or small supplies will be limited to 15-30 minutes during the hours of:

- Pick up time: M-F, 7AM – 8:30 (most days)
- Drop off time: M-F, 4:30PM – 6:00 PM (most days)

The business operates primarily in the field, and all customer services are performed at off-site locations. No customers or vendors routinely visit the property, and no commercial activities generating noise, traffic, or disruption to the surrounding neighborhood occur at the residence.

The intent of this request is to continue operating a low-impact home-based business in a manner that remains compatible with the residential character of the neighborhood while supporting the daily logistical needs of a small local business.

The applicant respectfully requests approval of the Special Use Permit based on the limited scope of activity and minimal impact associated with the use.

Sincerely,

Mark A Tarullo

Mark Tarullo

923 Jeffery Ct. Schaumburg, IL 60193

Floor Plan

Office space in Yellow outline



5740 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 60646

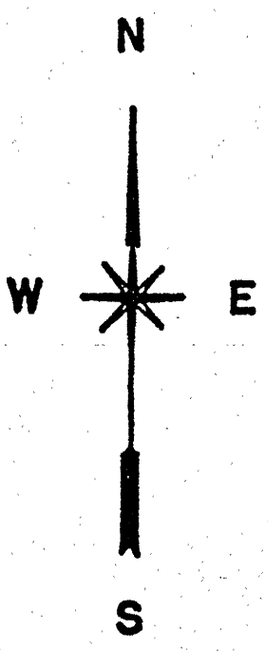
CERTIFIED SURVEY CO.

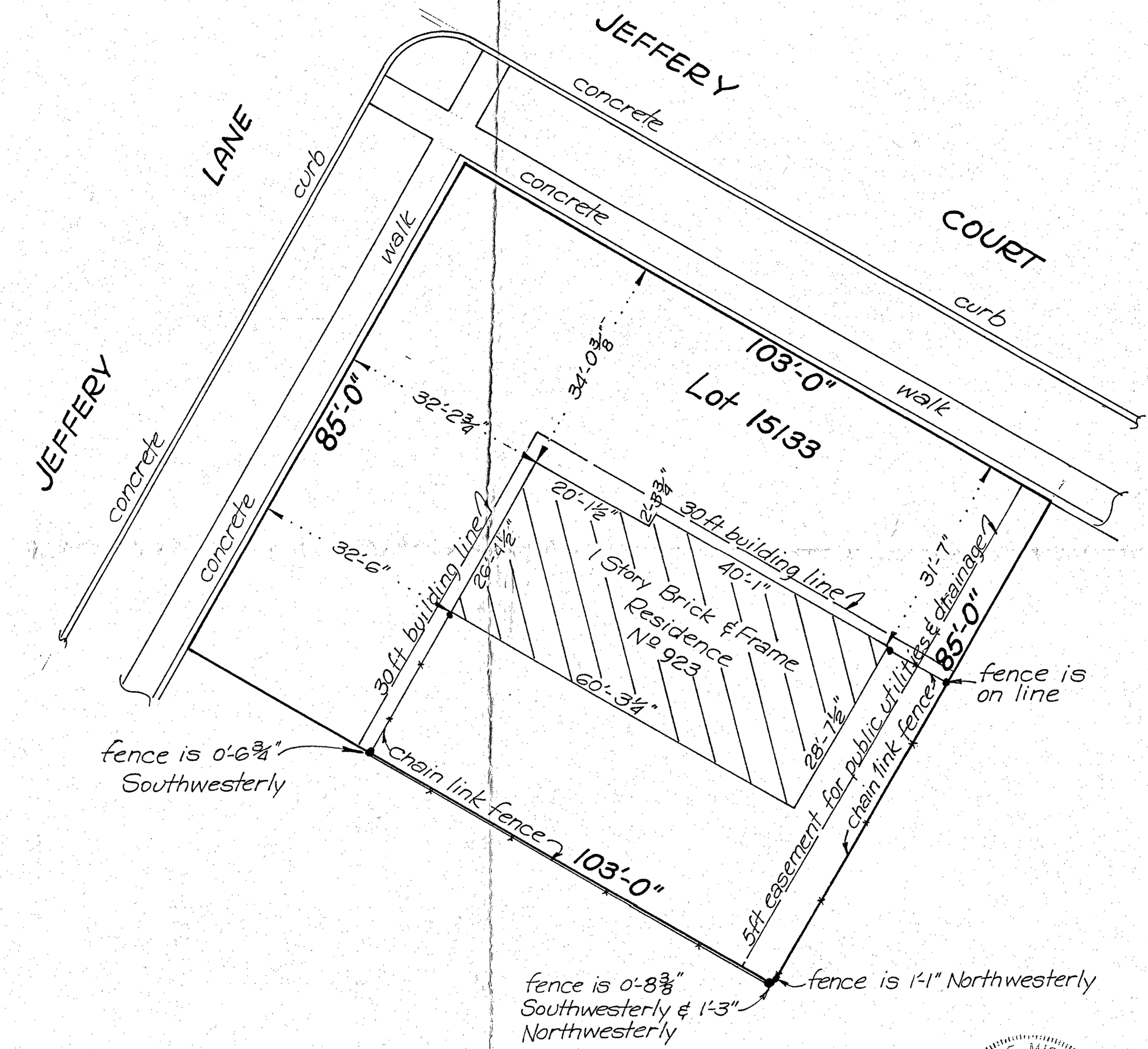
Phone: 775-7755
775-7756

517

PLAT OF SURVEY

LOT 15133 IN WEATHERSFIELD UNIT 15 IN SECTION 2, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON OCTOBER 1, 1968 AS DOCUMENT NO. 20631223.





PAUL F. MISTURAK
REGISTERED
No. 1679
STATE OF ILLINOIS
LAND SURVEYOR

☑ CHECK (✓) IN BOX MEANS THIS SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

Order No. 742005
Scale: 1 inch= 15 feet
Date June 28, 1974
Ordered by David Onixt

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

State of Illinois } ss.
County of Cook }

We, CERTIFIED SURVEY CO. do hereby certify that we have located the building on the above property.

Loc. No.
Date

Paul F. Misturak
REG. ILL. Land Surveyor

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois } ss.
County of Cook }

We, CERTIFIED SURVEY CO. do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Paul F. Misturak
REG. ILL. Land Surveyor

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Granting a Special Use for Homebased Business - Permit Two Employees at the Home (923 Jeffery Court – P2606-01).
08/25/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- P2606-01 Ace Pest Guard Ord

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR HOMEBASED BUSINESS – PERMIT TWO EMPLOYEES AT THE HOME (923 JEFFERY COURT)

CASE NO. P2606-01

ADOPTED: AUGUST 25, 2026

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

AUGUST 26, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR HOMEBASED BUSINESS – PERMIT TWO EMPLOYEES AT THE HOME (923 JEFFERY COURT)

CASE NO. P2606-01

WHEREAS, the Plan Commission of the Village of Schaumburg conducted a public hearing on August 5, 2026, and has recommended approval of a Special Use for Homebased Business – Permit Two Employees at the Home for Ace Pest Guard, located at 923 Jeffery Court, Case No. P2606-01.

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for Homebased Business – Permit Two Employees at the Home for Ace Pest Guard, located at 923 Jeffery Court, Case No. P2606-01 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 Homebased Business – Permit Two Employees at the Home as follows:

- Special Use for a Home-Based Business Permit Two Employees at the Home [Title 15, Chapter 154, Section 154.65 (B)(1) and Section 154.65 (A)(9) of the Village Zoning Ordinance] for Ace Pest Guard located at 923 Jeffery Court, Case No. P2606-01 be and is hereby granted on the property legally described as:

  LOT 15133 IN WEATHERSFIELD UNIT 15 IN SECTION 2, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPA MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEROF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON OCTOBER 1, 1968 AS NOCUMENT NO. 20631223

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 home-based business shall abide by all provisions of Section 154.65 (Home-based businesses) of the Village Zoning Ordinance.
2. The home-based business shall be limited to a maximum of two employee visits per day.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR HOMEBASED BUSINESS – PERMIT TWO EMPLOYEES AT THE HOME (923 JEFFERY COURT)

CASE NO. P2606-01

3. Employee visits to the property shall be limited to pick-up and drop-off of company vehicles
4. The petitioner shall stagger employee pick-up and drop off times for company vehicles.
5. Employee personal vehicles shall not block access to the fire hydrant located in front of the property.
6. No business operation or storage except pick-up and drop-off activities shall be conducted outside the home.
7. The following plans/exhibits for the sign shall be adopted as part of the governing ordinance:
    a) Business narrative, received by the Community Development Department on July 9, 2026.
    b) Plat of Survey, received by the Community Development Department on July 9, 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 25th day of August, 2026.

_____

ATTEST: Tom Dailly, Village President

_____

Jane Lentino, Village Clerk

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

In accordance with Sec 2(c)(11) of the Open Meetings Act, (Litigation). When an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.
08/25/26
Village Board

Presenter:

Lead Department: General Government

Executive Summary:

Recommended Action: